

Appendix B – Public Scoping

Press Releases

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

401 Church St, 21st Floor L&C Tower Nashville, TN 37243 615/532-0109

PUBLIC INPUT SOUGHT ON LAND USE IN

TIMS FORD RESERVOIR AREA

For Immediate Release

Friday, October 2, 1998

(NASHVILLE) — The Tennessee Department of Environment and Conservation (TDEC) and the Tennessee Valley Authority (TVA) are seeking public input on land use for the Tims Ford Reservoir area in Moore and Franklin Counties.

“We need public input on land use in this area to make the decisions that represent all interests,” said TDEC Commissioner Milton H. Hamilton, Jr. “We sincerely intend to take all comments into consideration.”

TDEC, in partnership with TVA, will use public comment to develop a land use plan for the Reservoir area. Public comment will help determine the necessary level of environmental review, which is required by the National Environmental Policy Act.

Two public meetings are scheduled:

- Monday, November 9, Franklin County High School, 925 Dinah Shore Boulevard, Winchester, Tennessee
- Tuesday, November 10, Lincoln County High School, 1233 Huntsville Highway, Fayetteville, Tennessee

Both meetings will be held from 6 PM - 9 PM local time.

Written comment will be accepted through December 1, 1998 and should be sent to: The Land Use Plan, 401 Church Street, 20th Floor L&C Tower, Nashville, TN 37243.

To comment by electronic mail, TDEC has developed an on-line survey that may be accessed at. The survey can be mailed to residents, and may be requested by calling 1-800-604-9346 (toll-free) or 253-2106 within the Nashville calling area.

The Tims Ford Project was created in 1963 for navigation, flood control, power generation, economic and social development in the Elk River area of Tennessee. The Project was operated and managed by the Tennessee Elk River Development Agency (TERDA) until April 26, 1996. At that time, the Tennessee General Assembly transferred responsibilities to TDEC.

Media Contact: Lola Potter, Public Information Officer
(O) 615/532-0288 (P) 888-860-9548 (H) 615/385-9657

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
401 Church St, 21st Floor L&C Tower Nashville, TN 37243 615/532-0109

PUBLIC INPUT SOUGHT ON LAND USE IN TIMS FORD RESERVOIR AREA

For Immediate Release
Tuesday, November 3, 1998

(NASHVILLE) — The Tennessee Department of Environment and Conservation (TDEC) and the Tennessee Valley Authority (TVA) will facilitate two public meetings this month on land use for the Tims Ford Reservoir area in Moore and Franklin Counties.

"Public response is really going to guide us in this," said TDEC Commissioner Milton H. Hamilton, Jr. "We've made it easy for anyone to give us their opinion on land use for the area ... through our public advisory events, our webpage, a toll-free telephone number and a survey we've mailed to people who've responded."

TDEC and TVA will use public comment to develop a land use plan for the Reservoir area. Public comment will help determine the necessary level of environmental review, which is required by the National Environmental Policy Act.

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Written comment will be accepted through December 1, 1998 and should be sent to: The Land Use Plan, 401 Church Street, 20th Floor L&C Tower, Nashville, TN 37243.

To comment by electronic mail, an on-line survey may be accessed at www.state.tn.us/environment/elk/. The survey can be mailed to residents, and may be requested by calling 1-800-604-9346 (toll-free) or 253-2106 within the Nashville calling area.

The property surrounding the Tims Ford Project was managed by the Tennessee Elk River Development Agency (TERDA) until April 26th, 1996. At that time, the Tennessee General Assembly transferred responsibilities to TDEC.

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Fax Numbers for TV Stations and Newspapers

WAAY TV 31	Huntsville, Alabama	Fax No. (256) 533-5191
WAFF TV 48	Huntsville, Alabama	Fax No. (256) 534-4101
WHNT TV 19	Huntsville, Alabama	Fax No. (256) 536-9468
Times Daily	Florence, Alabama	Fax No. (256) 740-4717
Huntsville Times	Huntsville, Alabama	Fax No. (256) 532-4420
News Courier	Athens, Alabama	Fax No. (256) 233-7753

Note: These are the media who received the news releases in Alabama. TDEC also faxed news releases to numerous daily and weekly papers throughout Middle Tennessee. We do not have a listing of those in Tennessee.

Table B-1 Media Outlets During Scoping		
Newspaper	Date	Title of Article
Tullahoma News, Tullahoma, TN	October 18, 1998	State seeking input on acreage at Tims
Tullahoma News, Tullahoma, TN	October 18, 1998	Tims Ford Land: Tennessee and TVA are still pondering what to do with former TERDA acreage under vague legislation
Herald-Chronicle, Winchester, TN	October 19, 1998	TDEC, TVA Will Hold Tims Meet
Midstate	November 8, 1998	Meetings to address Tims Ford Lake land
Moore Co. News, Lynchburg, TN	November 8, 1998	Public input sought on use of 5,000 acres at Tims lake
Times-Gazette, Shelbyville, TN	November 4, 1998	Tims Ford comment sought

Tims Ford Land Management and Disposition Plan

Scoping Report



Scoping Report

Background and Purpose

The Tims Ford Project was created by the Tennessee General Assembly and Congress in 1963 for the purposes of economic and social development in the Elk River Area. The State of Tennessee, in partnership with the Tennessee Valley Authority (TVA), is in the process of developing a Land Management and Disposition Plan (Land Use Plan) to fulfill the legislative intent of Public Chapter 816. The Land Use Plan will systematically identify and evaluate the most suitable use of public land.

The purpose of the Tims Ford Land Management and Disposition Plan Scoping Report is to identify the range of issues that should be considered in the development of the Environmental Assessment and subsequent Land Use Plan of public land surrounding Tims Ford Reservoir.

From October 2, 1998 through December 4, 1998, the Tennessee Department of Environment and Conservation (TDEC) sought comments from citizens and recreational users. Individuals were invited to complete a written survey about Tims Ford (see Appendix). Surveys were mailed to individuals whose names were compiled on a TDEC mailing list or to individuals who called 1-800-604-9346 to request a survey. Individuals could also access TDEC's website at "www.state.tn.us/environment/elk" and complete the on-line survey or send written comments via mail or e-mail. Surveys were also distributed during public meetings. The solicitation of public comments was sought through news releases to regional and local newspapers and the distribution of flyers announcing public input opportunities.

Public Meetings

In addition to the survey, citizens were invited to attend public meetings in Winchester, Tennessee (November 9, 1998) and Fayetteville, Tennessee (November 10, 1998). The public meeting in Winchester was attended by 145 individuals, and 36 individuals attended the public meeting in Fayetteville. At each public meeting, all attendees were invited to participate in focus groups, where they were asked to respond to questions concerning the management of Tims Ford Lake. Participants were randomly broken into smaller groups, with ten focus groups in Winchester and two focus groups in Fayetteville. Each focus group included a group facilitator and a recorder.

Survey Respondents

Approximately 1000 surveys were mailed. Additionally, 125 visits to the Tims Ford website were noted and 15 individuals contributed comments via letters and e-mail. A total of 350 surveys were completed. Of these, 316 surveys were received by mail and 34 by Internet.

Survey data were collected from respondents residing in 20 counties. Eighty-four percent of respondents reported that they owned lake front property adjacent to Tims Ford Lake. Ninety-one percent of the respondents residing in Franklin and Moore Counties reported that they owned lake front property adjacent to Tims Ford Lake. Sixty-nine percent of respondents living outside the immediate vicinity of Tims Ford Lake (Franklin and Moore Counties) reported that they owned lake front property adjacent to Tims Ford Lake.

Frequencies of Counties					
Franklin, TN	214	Coffee, TN	8	Wilson, TN	1
Moore, TN	24	Maury, TN	5	Fulton, GA	1
Madison, AL	22	Marshall, TN	3	Greene, OH	1
Williamson, TN	18	Bedford, TN	3	Hamilton, TN	1
Lincoln, TN	17	Giles, TN	2	Lauderdale, AL	1
Davidson, TN	11	Bradley, TN	1	Baxter, AR	1
Rutherford, TN	10	Washington, TN	1	Unknown	5

Lake Visitation

The majority (94%) of respondents indicated that they have used the public lands around Tims Ford Lake within the past year. Respondents also reported that they visited the public lands around Tims Ford Lake an average of 31 times per year (range = 0 - 365).

Scoping Report**Activity Preferences**

For survey question 3 (see Appendix), respondents were asked to refer to a list of recreational activities and indicate whether they: a) prefer to use Tims Ford Lake for the activity; b) would only use the area if the proper facilities and opportunities were provided; c) are not interested in using Tims Ford for the activity; or d) do not participate in the activity.

Prefer to Use Tims Ford

Most respondents indicated they **prefer** to use Tims Ford Lake for:

- Boat launching
- Fishing
- Hiking
- Marina/boating
- Nature photography
- Picnicking
- Pleasure boating
- Skiing
- Special events
- Swimming in designated and informal areas

Do Not Participate in This Activity

Most respondents indicated they **do not participate** in the following activities:

- Bicycle riding (mountain and other bikes)
- Camping (informal and developed)
- Golfing
- Horseback riding
- Hunting
- Jet skiing
- Driving off-road vehicles
- Sailing

There were no clear majority preferences within the remaining two categories (e.g., respondents would only use the area if the proper facilities and opportunities were provided; they were not interested in using Tims Ford for the activity).

Scoping Report

Table 1 displays the list of activities for which survey respondents indicated their preferences. For each activity, reading across each row, percentages indicate the distribution of responses in each preference category. For each activity, the preference category with the greatest percentage is shaded.

For example: The first activity listed is bicycle riding (mountain bikes). The table indicates that 9% of all respondents prefer to use Tims Ford for bicycle riding; 13% would use Tims Ford for bicycle riding if the facilities were provided; 12% are not interested in using Tims Ford for bicycle riding; and 67% do not participate in bicycle riding. This last preference category is shaded since most respondents (67%) indicated they do not participate in bicycle riding.

Table 1. Percentages of Activity Preferences

Activities	Prefer to use Tims Ford Lake for this activity	Would use Tims Ford Lake if facilities were provided	Not Interested in using Tims Ford Lake for this activity	I do not participate in this activity
Bicycle Riding (mountain bikes)	9%	13%	12%	67%
Bicycle Riding (other than mountain bikes)	24%	21%	10%	45%
Boat Launching	78%	7%	6%	9%
Camping-Informal Site	14%	1%	19%	56%
Camping-Developed Site	24%	11%	18%	47%
Fishing	83%	7%	2%	9%
Golfing	23%	30%	6%	41%
Hiking	37%	31%	10%	22%
Horseback Riding	6%	25%	11%	58%
Hunting	11%	18%	17%	54%
Jet Skiing	38%	3%	13%	46%
Marina/Boating	72%	8%	6%	15%
Off-Road Vehicles	3%	11%	20%	66%
Nature Photography	43%	14%	5%	38%
Picnicking	64%	15%	6%	14%
Pleasure Boating	88%	4%	2%	7%
Sailing	24%	4%	5%	67%
Skiing	59%	3%	5%	33%
Special Event	33%	26%	16%	25%
Swimming: Designated Area	43%	19%	15%	24%
Swimming: Informal Area	70%	9%	8%	14%

Note: Shaded areas indicate majority preference for that activity.

Scoping Report

Survey respondents were given the opportunity to write in any activity not listed on the survey. Table 2 displays the preferences for these *other* activities. For each activity, reading across each row, the number indicates the frequency of responses in each preference category.

For example: Reading across the first row (activity listed), five respondents wrote in bird watching/wildlife viewing as an additional activity. Three respondents indicated that they prefer to use Tims Ford Lake for this activity and two respondents indicated that they would use Tims Ford for this activity if the facilities were provided.

Table 2. Frequencies of Activity Preferences				
Activities	Prefer to use Tims Ford Lake for this activity	Would use Tims Ford Lake if facilities were provided	Not Interested in using Tims Ford Lake for this activity	I do not participate in this activity
OTHER				
Bird Watching/ Wildlife Viewing	3	2	0	0
Sightseeing	2	0	0	0
Drawing/Painting	1	0	0	0
Canoeing	1	0	0	0
Snorkeling/Scuba Diving	1	0	0	0
Paddle Boating	1	0	0	0
Tennis	0	2	0	0
Jogging/Walking	0	1	0	0
Pistol Shooting	0	1	0	0

Scoping Report**Planning Priorities**

For survey question 4 (see Appendix) respondents were asked to refer to a list of facilities, areas, and/or services and to indicate: a) the amount of change needed; and b) the appropriate degree of priority necessary in regard to Tims Ford Lake.

Amount of Change

Respondents indicated the level of change needed in regard to Tims Ford Lake using the following categories: a) need less; b) about the right amount; c) need more; or d) no opinion.

Need Less

Most respondents indicated the need for **less**:

- Timber production
- Industrial and economic development
- Theme parks

About the Right Amount

Most respondents indicated there is **about the right amount** of:

- | | |
|--|--------------------------------------|
| • Brochures and signs | • Public fishing piers |
| • Full-service campgrounds | • Swimming beaches |
| • Primitive campgrounds | • Year-round boat ramps with parking |
| • Docks, piers, and covered boat slips | • Public recreation areas |
| • Marina areas | |

Need More

Most respondents indicated the need for **more**:

- | | |
|---|---|
| • Hiking trails | • Shoreline conservation zones |
| • Interpretative centers/museums | • Shoreline erosion control |
| • Overnight lodging | • Water quality protection |
| • Paved trails, signs, and observation towers | • Protection of public lands with unique natural features |
| • Preservation of natural areas/open space | • Protection of wetlands |
| • Protection of cultural artifacts/historic sites | • Ecological study areas for local schools/universities |
| • Protection of endangered species | • Wildlife observation areas |

Most respondents indicated **no opinion** regarding boat stack storage, equestrian trails, and hunting areas.

Scoping Report

Table 3 displays the list of facilities, areas, and/or services. Reading across each row (facility, area, and/or service listed), percentages indicate the distribution of responses in each change category. For each row, the preference category with the greatest percentage is shaded.

For example: The first service listed is brochures and signs directing the public to natural areas. The table indicates that 3% of all respondents report that less change of signs/brochures is needed; 49% report that about the right amount exists; 36% report that more signs/brochures are needed; and 12% had no opinion. Since most respondents (49%) indicated that about the right amount of signs/brochures exist, this category is shaded.

Table 3. Percentages of Responses for Change				
Facilities, Areas, Services	Need Less	About the Right Amount	Need More	No Opinion
Brochures/Signs	3%	49%	36%	12%
Full-Service Campgrounds	7%	43%	30%	21%
Primitive Camping	13%	33%	24%	30%
Boat Storage	12%	30%	22%	37%
Docks, Piers, and Covered Boat Slips	12%	44%	34%	11%
Equestrian Trails	6%	13%	33%	49%
Hiking Trails	3%	19%	59%	20%
Hunting Areas	28%	16%	20%	36%
Industrial Development	60%	18%	13%	9%
Interpretative Centers	12%	23%	40%	26%
Marina Areas	8%	48%	39%	5%
Lodging	5%	37%	49%	8%
Paved Trails	8%	32%	44%	16%
Natural Areas	3%	23%	65%	8%
Cultural Artifacts	4%	28%	51%	18%
Endangered Species	9%	27%	51%	14%
Public Land	4%	24%	64%	8%
Wetlands	7%	28%	53%	12%
Piers	9%	41%	40%	11%
Public Recreation Areas	7%	50%	39%	4%
Study Areas	8%	17%	53%	22%
Shoreline Conservation	7%	30%	57%	6%
Erosion Control	2%	18%	76%	4%
Swimming Beaches	6%	44%	38%	12%
Theme Parks	73%	5%	6%	16%
Timber Production	56%	18%	11%	15%
Water Quality	2%	17%	79%	2%
Observation Areas	4%	27%	61%	9%
Boat Ramps	6%	50%	36%	8%

Note: Shaded areas indicate majority preference for that activity.

Scoping Report

Survey respondents were given the opportunity to write in any facility, area, and/or service not listed on the survey. Table 4 displays these *other* preferences. For each facility, area, and/or service, reading across each row, the number indicates the frequency of responses in each change category.

For example: Reading across the first row (facility, area, and/or service listed), seven respondents wrote in restricted jet ski areas. One respondent reported that about the right amount of restricted jet ski areas existed. Six respondents reported that more restricted jet ski areas were needed.

Table 4. Frequencies of Responses for Change				
Facilities, Areas, Services	Need Less	About the Right Amount	Need More	No Opinion
OTHER				
Restricted Jet Ski Areas	0	1	6	0
Horse Facilities	0	0	4	0
Restaurants	0	0	3	0
Dry Creek Facility	0	3	2	0
Adding Rockfish	0	0	2	0
Control of Docks	0	0	2	0
Wildlife Reserve	0	0	2	0
No-Wake Zones Near Private Docks	0	0	2	0
Non-Powered Boating Areas	0	0	1	0
Places to Gas Boat	0	0	1	0
Handicapped Accessible Boating	0	0	1	0
Education Facility	0	0	1	0
Clean Restrooms	0	0	1	0
Fossil Hunting Area	0	0	1	0
Water Level (full pool)	0	0	1	0
Control Boat Size	0	0	1	0
Game (hunting) Management	0	0	1	0
Boating Education	0	0	1	0
Residential Subdivisions	1	1	0	0

Scoping Report**Amount of Priority**

Respondents indicated the level of priority necessary in regard to Tims Ford Lake using the following categories: a) low priority; b) medium priority; c) high priority; or d) no opinion.

Low Priority

Most respondents indicated the following to be a **low priority**:

- Primitive camping
- Boat stack storage
- Docks, piers, and covered boat slips
- Industrial and economical development
- Theme parks
- Timber production

Medium Priority

Most respondents indicated the following to be a **medium priority**:

- Brochures and signs
- Full-service campgrounds
- Interpretative centers/museums
- Hiking trails
- Marina areas
- Paved trails
- Public fishing piers
- Public recreation areas
- Swimming beaches
- Ecological study areas for local schools and universities

High Priority

Most respondents indicated the following to be a **high priority**:

- Overnight lodging
- Preservation of natural areas/open space
- Protection of cultural artifacts/historic sites
- Protection of endangered species
- Protection of wetlands
- Protection of public land with unique natural features
- Shoreline conservation zones
- Shoreline erosion control
- Water quality protection
- Wildlife observation areas
- Year-round boat ramps with parking

Many respondents had **no opinion** concerning equestrian trails and hunting areas.

Scoping Report

Table 5 displays the list of facilities, areas, and/or services. Reading across each row (facility, area, and/or service listed), percentages indicate the distribution of responses in each priority category. For each row, the preference category with the greatest percentage is shaded.

For example: The first service listed is brochures and signs directing the public to natural areas. The table indicates that 36% of all respondents report that brochures/signs should be a low priority; 37% report that they should be a medium priority; 15% report that they should be a high priority; and 13% had no opinion. Since most respondents (37%) indicated that brochures/signs should be a medium priority, this category is shaded.

Table 5. Percentages of Responses Identifying Priorities				
Facilities, Areas, Services	Low Priority	Medium Priority	High Priority	No Opinion
Signs	36%	37%	15%	13%
Full-Service Campgrounds	29%	34%	16%	22%
Primitive Camping	37%	28%	10%	24%
Boat Storage	41%	22%	9%	28%
Docks, Piers, and Covered Boat Slips	30%	28%	29%	13%
Equestrian Trails	23%	24%	13%	41%
Hiking Trails	14%	39%	27%	20%
Hunting Areas	33%	16%	17%	35%
Industrial Development	41%	12%	35%	13%
Interpretative Centers	25%	37%	16%	23%
Marina Areas	28%	34%	30%	9%
Lodging	22%	31%	35%	12%
Paved Trails	21%	34%	29%	17%
Natural Areas	10%	18%	65%	8%
Cultural Artifacts	11%	24%	51%	15%
Endangered Species	15%	20%	55%	10%
Public Land	8%	19%	66%	6%
Wetlands	13%	21%	56%	9%
Piers	25%	35%	27%	13%
Public Recreation Areas	26%	40%	27%	7%
Study Areas	16%	35%	31%	19%
Shoreline Conservation	9%	24%	62%	6%
Erosion Control	4%	17%	75%	5%
Swimming Beaches	24%	41%	20%	15%
Theme Parks	60%	5%	19%	16%
Timber Production	44%	17%	27%	13%
Water Quality	3%	11%	83%	3%
Observation Areas	13%	34%	44%	10%
Boat Ramps	21%	34%	35%	10%

Note: Shaded areas indicate majority preference for that activity.

Scoping Report

Survey respondents were given the opportunity to write in any facility, area, and/or service not listed on the survey. Table 6 displays these *other* preferences. For each facility, area, and/or service, reading across each row, the number indicates the frequency of responses in each priority category.

For example: Reading across the first row/facility, area, and/or service, six respondents wrote in restricted jet ski areas. All six respondents indicated that restricted jet ski areas should be a high priority.

Table 6. Frequencies of Responses Identifying Priorities				
Facilities, Areas, Services	Low Priority	Medium Priority	High Priority	No Opinion
OTHER				
Restricted Jet Ski Areas	0	0	6	0
Dry Creek Facility	0	0	3	0
Wildlife Reserve	0	0	3	0
Horse Facilities	0	0	3	0
No Wake Zones Near Private Docks	0	0	2	0
Control of Docks	0	0	2	0
Restaurants	0	0	2	0
Non-powered Boating Areas	0	0	1	0
Adding Rockfish	0	1	1	0
Clean Rest-rooms	0	0	1	0
Fossil Hunting Area	0	0	1	0
Residential Subdivisions	0	0	1	0
Education Facility	0	0	1	0
Water Level (Full Pool)	0	0	1	0
Control Boat Size	0	0	1	0
Boating Education	0	0	1	0
Game (hunting) Management	0	0	1	0

Scoping Report**Allocation of Land**

For survey question 5 (see Appendix), respondents were asked to report their preferences concerning the allocation of public land for specific land uses using the following categories: a) too much land; b) about right amount; c) need more land; or d) no opinion.

Too Much Land

Respondents indicated that too much land is allocated for:

- Industrial areas

About Right Amount

Respondents indicated that about the right amount of land is allocated for:

- Business development
- Commercial recreational areas
- Residential areas

Need More Land

Respondents indicated that more land was needed for:

- Resource management areas
- Informal recreation areas
- Sensitive resource areas

Scoping Report

Table 7 displays the list of specific land uses. Reading across each row (specific use listed), percentages indicate the distribution of responses in each allocation category. For each row, the preference category with the greatest percentage is shaded.

For example: The first land use listed is business development. The table indicates that 13% of the respondents report that too much land is allocated to business development; 52% report that about the right amount of land is allocated to business development; 32% report that more land is needed for business development; and 3% had no opinion. Since most respondents (52%) indicated that about the right amount of land is allocated to business development, this category is shaded.

Table 7. Percentages of Preferences for Land Allocation				
Land Uses	Too Much Land	About the Right Amount	Need More Land	No Opinion
Business Development	13%	52%	32%	3%
Commercial Recreational Areas	8%	61%	30%	1%
Industrial Areas	45%	36%	4%	15%
Informal Recreation Areas	4%	38%	51%	7%
Residential Areas	25%	56%	17%	2%
Resource Management Areas	3%	34%	58%	5%
Sensitive Resource Areas	7%	35%	48%	10%

Note: Shaded areas indicate majority preference for that activity.

Survey respondents were given the opportunity to write in any specific land use not listed on the survey. Table 8 displays the preferences for these *other* uses. For each land use, reading across each row, the number indicates the frequency of responses in each allocation category.

For example: Reading across the first row (land use listed), two respondents wrote in education facilities. Both respondents indicated that more land was needed for education facilities.

Table 8. Frequencies of Preferences for Land Allocation				
Land Uses	Too Much Land	About the Right Amount	Need More Land	No Opinion
Other				
Education Facilities	0	0	2	0
Hunting	0	0	2	0
Places to Gas Boat	0	0	1	1
Subdivisions	0	0	1	0
Quiet Areas	0	0	1	0
Remote Camping	0	0	1	0
Activities for Children	0	0	1	0
Fossil Hunting Areas	0	0	1	0
Horse Riding Trails	0	0	1	0
Lighted Tennis Courts	0	0	1	0
Marina near Winchester	0	0	3	0

Scoping Report**Open-ended Questions**

Survey questions 8, 9, and 10 were open-ended questions (see Appendix). Respondents were asked: a) what they valued most about Tims Ford Lake; b) major problems or issues that would need to be addressed over the next ten years; and c) what features (man-made or natural) respondents prefer to see when looking at the land around the lake.

To aid the reader in locating the “open-ended” survey data, a listing of themes and page numbers is provided below.

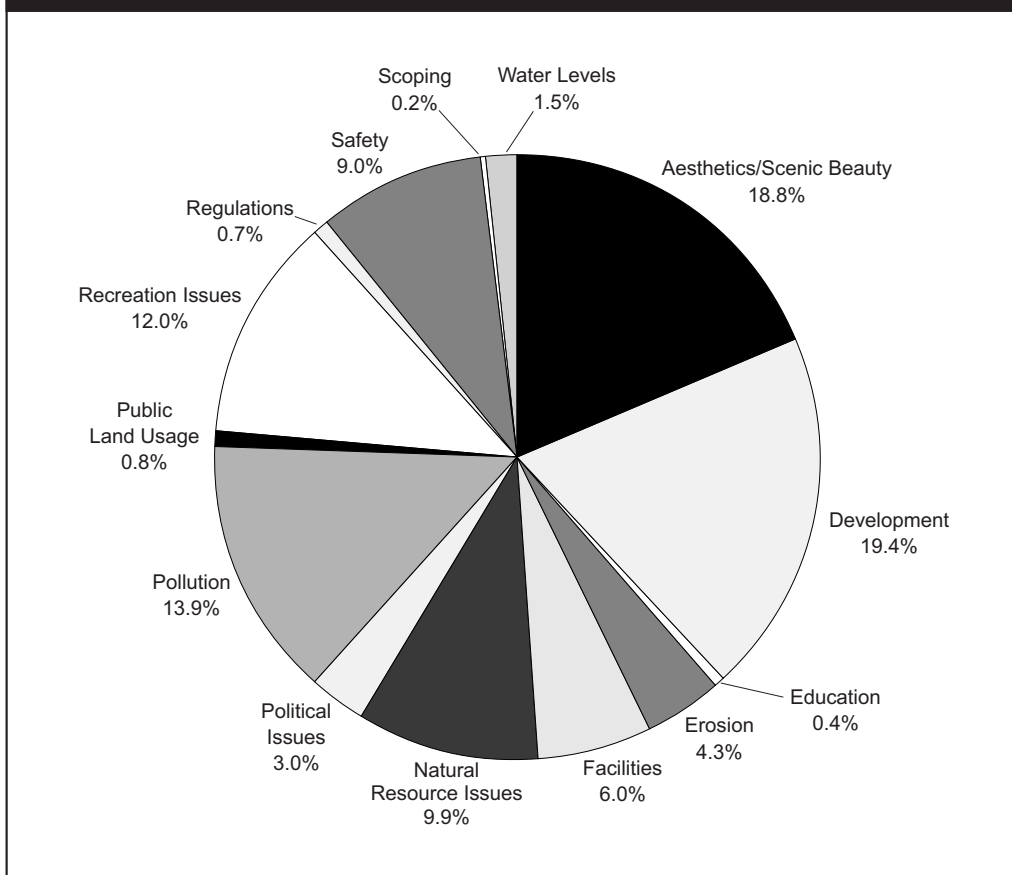
Theme Reference Guide	Page
Aesthetics/Scenic Beauty	15
Development	15
Education	18
Erosion	19
Facilities	19
Natural Resource Issues	20
Political Issues	22
Pollution	24
Public Land Usage	25
Recreation Issues	25
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Scoping Report

Figure 1 represents the percentage of total responses by themes identified in the analysis. The chart quickly identifies six sectors exhibiting the greatest responses. Those issues are as follows:

- Development
- Recreation
- Aesthetics/Scenic Beauty
- Natural Resources
- Pollution
- Safety

Figure 1. Percentages of Responses Concerning Open-Ended Question Themes.



All responses were compiled and analyzed using qualitative data analysis techniques (Ethnograph computer program). From the responses provided, 14 themes (and additional sub-themes) were identified, with comments summarized and combined within each appropriate theme/subtheme. Because the comments were summarized and combined, the exact wording of the comments was not always used. The number in the right hand box indicates the number of times that comment was made by survey respondents. Respondents could make several different comments for each question.

For example: Under the theme/heading of Aesthetics/Scenic Beauty, there were 186 comments regarding the value of natural/undeveloped areas; 79 comments regarding the enjoyment of the natural beauty, scenery, and view; etc.

Scoping Report

AESTHETICS/SCENIC BEAUTY	
We value the natural/undeveloped areas (e.g., trees, woods, forests, fields, hills, wildflowers, coves, rock outcroppings, wildlife)	186
Enjoy the natural beauty, scenery, and view	79
We value the attractive/natural shoreline	33
Enjoy the privacy, peace, and quiet	17
Enjoy the beauty of the water and surrounding areas	9
Keep it rustic/rural	3
I would like to see a water fall (like Hampton coves, Huntsville)	2
Would like to see more colors near the golf course	1
Relative to other Tennessee lakes, Tims Ford is the prettiest one of all	1
Tims Ford is a great lake	1
This is the best kept and nicest park I have visited in TN, GA, NC, and SC	1
We value the beautiful recreational areas	1
Hills, lakes, and mountains create a vista that is unexcelled	1
SUBTOTAL	335
STRUCTURAL AESTHETICS	
Would like clean, architecturally pleasing, and well maintained structures (e.g., houses, cabins, beautiful skyline)	15
Concerned about the dilapidated docks, boat slips, decks, and walk ways	15
Area is clean and well kept (e.g., public areas, yards, buildings)	12
More public access/construction will erode the beauty	2
No trailer parks	2
Would like underground utilities	2
Marinas are well maintained in Estill Springs area	1
Need road up-keep	1
Any structure should be built to enhance the natural surroundings of the lake	1
State park is well designed and fits the lake	1
I am concerned about the lack of maintenance of public areas	1
SUBTOTAL	53
TOTAL	388
DEVELOPMENT	
LIMIT/CONTROL FUTURE DEVELOPMENT	
I value that Tims Ford is not overly developed	34
Keep development to a minimum	14
Don't destroy the land and wildlife with unrestricted development	7
I value that Tims Ford is open to public use with adequate safeguards (under TERDA) as not to stress the area with more recreation, residential, and commercial use than it presently has	2
This land is beautiful because of the strict guidelines provided for land owners, small businesses, and industry	2
The public lands around Tims Ford should be kept in a natural state with development required to facilitate public access kept to a minimum (e.g., trails, parking lots)	2
There is enough building on the lake. Leave what is now present and do not over-build.	2

Scoping Report

There needs to be sensitivity to the amount of land to be developed, the location of the development, the type of development, and the timing of the development (which should be spaced over several years)	2
Existing development was orderly/controlled	2
I think that the amount of development around the lake is about right.	1
I would like to see less development of marina slips, homes, and businesses	1
How much development is enough?	1
Development should not just be for the rich, but for all to use – it is a great asset to the local people, the state of TN, and the US	1
Lets go slowly, preserving what we have to provide development opportunities for future generations	1
Developers should be restricted as TERDA developments were	1
Maintain all development with strict codes and outstanding planning	1
SUBTOTAL	74
OPPOSE FURTHER DEVELOPMENT	
Leave it as is	23
We have very little natural beauty left – uncontrolled development will hurt this beautiful resource	16
Over-utilization and over-development is a concern	10
I want to see undeveloped land	9
No development	9
Why should land developers benefit from the sale/abuse of the shoreline? Don't give land use to the real estate industry/businesses/developers.	6
I am concerned about lake front development	3
If TERDA did not set land aside for development, then why is it being developed?	1
The lake is being over-built	1
The beauty, peace, and quiet have been lost due to all the lake development	1
I wish to see public access areas that are not developed	1
Maintain undeveloped shoreline	1
I hate to see Tims Ford's accelerated growth	1
No high rises	1
SUBTOTAL	83
BALANCE DEVELOPMENT WITH NATURAL RESOURCES	
A major problem is how to develop the area for the economic benefit of the surrounding counties while keeping the natural aspects of the lake and wildlife in tact. Balance the various interests and avoid excessive commercialization of the land.	12
It has a good balance of developed and undeveloped areas at present	7
I feel industrial, residential, and recreational development are all necessary as well as preservation of the natural areas, wetlands, forests, and endangered species. I report that if the two sides got together a long term plan could be developed which would meet everyone's needs. I don't advocate compromise, I promote synergy.	2
The vista coupled with the natural beauty of the commercialized environment is unique and should be preserved at all costs	1
I value some land for residential use, farm use, hunting and fishing areas, and wildlife habitats	1
We need nice cabins, houses, restaurants, and lodging isolated from the natural beauty of the open fields	1

Scoping Report

We need more public use without detracting from the natural look	1
Man-made structures should blend with natural ones instead of obliterating them	1
A study should be done to calculate the minimum amount of traffic that the lake can manage while still remaining a pristine enjoyable area (not overused or over-built)	1
SUBTOTAL	27
COMMERCIAL/INDUSTRIAL DEVELOPMENT	
Excessive commercialization/over population/over development (on and around lake) is/will be a problem	61
There is a need for proper control of lake commercialization.	
Uncontrolled or too rapid development will pose a problem	12
I value the natural setting. Don't over commercialize. The less man-made, the better.	10
I want minimal businesses. I do not want to see large industries.	7
No commercial buildings or activities. Prevent commercial development.	7
Lake pollution due to excess construction or commercialization is a concern - no polluting industries	6
I value the lack of congestion due to industrial development	3
I am concerned that with over-development, conservation and preservation of natural resources are not the #1 priorities	1
There needs to be more private marinas, lake front picnic areas, and some private commercial development	1
We should allow managed development, both residential and commercial, in areas that otherwise are not prosperous for the public and private sectors of this lake	1
At this rate of development, in 10 years all you will see are houses and boat docks and the only trees will be in someone's yard	1
I value that most of the development has been recreational and residential rather than industrial	1
I value the lack of cheap development (e.g., bait shops, small business operations)	1
We need some private development of a commercial nature	1
SUBTOTAL	113
RESIDENTIAL DEVELOPMENT	
Most development should be for public use rather than private (residential) use – keep residential development to a minimum	19
We don't need more subdivisions. There are sufficient vacant lots in existing subdivisions.	9
Residential development should be carefully controlled	7
I am opposed to developing new residential areas – there are too many houses	7
I am concerned about the development of additional lake front properties with dock privileges	4
Residential development should be spread out	3
Homes should be built while keeping scenic qualities in tact (e.g., low profile cabins)	3
I would like to see homes and a few businesses – leave Tims Ford area for residential development only	3
I am concerned with the overtaking of all the wooded areas for homes and industry – houses are infringing on habitat areas	3
I wish to see more (nicely developed) residential development	3
Allow moderate amount of small subdivisions in well planned areas	3
Build up-scale/high quality homes only	2

Scoping Report

I would like to be able to use the lake without being in someone's back yard. Residential over-development is taking this ability away.	2
If the building of homes on the shoreline isn't curtailed, the lake will be polluted and an eye-sore	1
Residential areas are very nice	1
No more than 15-20% of the land should be used for residential development. Tims Ford should remain a wildlife and recreation area.	1
The moderate amount of residential development still allows a pleasant experience for boaters	1
Work with developers to create a common lake-side area without individual homes	1
I enjoy the pristine beauty in the areas where private residences have not encroached	1
Housing developments should have a restrictive covenant so that the land and size of house are properly balanced	1
I would like to see some condos with dock privileges for retired folks	1
Care has been taken to only allow subdivisions to occur on one side of the creek. Each home has wood and water access. Tims Ford state park was built with good quality construction.	1
We need more land to be opened up for home development around Maple Bend and Estill Springs	1
Require a minimum square footage (approx. 1,500 sq. ft.) for any home to be developed	1
SUBTOTAL	79
OPEN MORE LAND FOR DEVELOPMENT	
Tims Ford Lake is beautiful but is not being used and developed as Franklin county residents were promised. Our land was taken, not developed, and kept by our government. Its time to return to the people what was taken from them.	8
There is too much undeveloped shoreline	5
Tims Ford can handle more development but development should not be done to the point of congestion (development with good management)	4
Based on your e-mail site, it sounds like there are various parcels of land for sale. If so, how do I get more information about the size, location, what is on it, what types of developments are allowed, etc.?	2
Donate land to the towns/cities so they can develop parks, etc.	1
Need comprehensive use of natural areas for recreational opportunities	1
Develop the land near Awalt Bridge according to the previous land use plan	1
Develop lands around the lake for private use keeping under the guidelines of TDEC	1
SUBTOTAL	24
TOTAL	401
EDUCATION	
We need to teach lake users how to keep it environmentally clean	3
We need a nature center including a theater to tell about the area (e.g., natural history)	2
We need more information about the trees, wildflowers, and animals found in the area	1
We need to get enough land donated to the "Foundation for Educational Excellence" for development of a first class higher education facility that would serve several areas concerned with a 2 or 4 year college, vocational school and Adult Basic Education from the same building	1
We need an education facility	1
Provide access for study and observation	1
TOTAL	9

Scoping Report

EROSION	
SHORELINE	
Increased shoreline erosion is a concern. We must preserve the natural shoreline by controlling erosion (e.g., rip rap, buffer zone).	47
The high speeds of the boaters and jet skis coming and going from the coves is eroding our shorelines 3-5 feet per year due to excessive wave action. Our docks take a beating and the banks are wasting away.	24
Need more no wake areas on the lake (especially in coves). Limit the horsepower on boats and limit speed of jet skis.	5
Most private owners are protecting their shoreline with rip rap or sea walls but the public owned shoreline is being washed away	2
Erosion is caused by fishing boats/personal water craft too close to the shoreline. Ocean size boats should not be allowed.	2
Keep most of the trees and plants to prevent erosion	2
Erosion of the shorelines is caused by fluctuating water levels. We have lost at least 1 foot per year for the last 15 years (totaling 12-15 feet of shoreline).	1
Shoreline erosion is caused by additional residential developments	1
Clear-cutting along banks by landowners cause erosion	1
SUBTOTAL	85
SOIL	
Soil erosion is a concern	5
SUBTOTAL	5
TOTAL	90
FACILITIES	
COMMERCIAL/PUBLIC USE	
I would like more restaurants (e.g., a nice sit-down water front restaurant which blends into the environment)	11
We need more water accessible restaurants, overnight facilities, cottages, inns, conference meeting rooms, etc. The missing element in much of the current development is the lack of quick access to public and private facilities.	11
We need another marina where you can purchase fuel	10
We need a new, modern marina (with gas, service, and food) in the immediate Winchester area	8
We need more cabins (e.g., in state park)	4
I value the public boat launches/ramps	3
We need upkeep of public use areas (e.g., water falls, docks, lake-side structures)	3
I value the state park	3
We need ramps for all visitors	3
A water park would be nice as well as more places for young people to swim with lifeguards	2
State park areas seem well maintained and managed	2
I would appreciate a new restaurant/lodging near the Bear Creek golf course like the one at Fall Creek Falls or Henry Horton State Park	2
The Lost Creek area needs a marina with gas pumps	1
We need the development of a marina in the Dry Creek area	1
We need a marina near Devils Recreation Area	1
Need at least one additional marina with gas on eastern side of lake	1

Scoping Report

There needs to be another commercially operated marina/resort/campground at the upper end of the lake (Estill Springs)	1
We need more private marinas	1
Need gas on the lake near the Bass Club	1
We need Pickwick access	1
I would like a hotel much like Fall Creek Falls	1
Facilities should be controlled and maintained. Upgrades need to occur more often (i.e., boat ramps and piers).	1
From the cabins on the lake, you can not see the water in the summer. You don't have a view of the lake except from 1 or 2 cabins out of 20.	1
I would like to be able to stay in the cabins on the lake and have a pier to leave my boat overnight without having to take it out of the water	1
Marinas are OK but be conservative in the total number allowed	1
Would like to see an outdoor meeting place (to bring in craft shows, entertainment, etc.)	1
The floating boat dock at Rock Creek was poorly designed. It is very difficult for a lone fisherman to launch a boat at this dock. Evidently, it was designed for professional fishermen as there are usually 2 per boat. The floating dock that was torn down was ideal for us senior citizens who fish alone.	1
SUBTOTAL	77
PRIVATE WATER USE FACILITIES	
I wish to have a dock on my waterfront. Please lift the dock building moratorium.	12
Dock approval for private land owners is a major problem	7
We should have no more boat docks on land not already designated for such use. Over-development will cause crowding and additional management.	7
TDEC should allow either a private boat dock or a neighborhood boat storage area developed by the subdivision according to TDEC standards	4
We need solid, well maintained boat docks	5
Unauthorized docks are a problem	3
Prohibit the building of large, unattractive boathouses and docks (both stationary and floating)	2
I did not submit a dock permit while TERDA was still active and have not been able to since. What is the progress on this issue?	2
We were told that we could build a dock, but when a request was made in 1997, it was denied. The authorities should have notified the landowners of the change.	1
As development is planned for economic benefit for everyone (getting property back on tax records) docks are essential and should be planned accordingly	1
Wake damage to residential docks is a problem	1
Access to the lake could be provided with community docks for multiple users, thereby protecting the aesthetic value of the lake and public shoreline	1
I value my TVA approved dock and access. I hope that existing lake access will be grandfathered in any land use plan.	1
SUBTOTAL	47
TOTAL	124
NATURAL RESOURCE ISSUES	
I would like to see trees left uncut along the banks. Keep the forests undisturbed. I would like to see mature large trees (e.g., pine, hardwood).	34
Preserve our natural resources (e.g., trees, shoreline, rock formations, water falls)	29

Scoping Report

Preserve the shoreline	15
Keep Tims Ford clean. Maintain public and natural areas.	5
I value the native trees and vegetation	5
Need more shoreline vegetation. Develop shallow water vegetation.	3
I want to see the preservation of natural vegetation and terrain	3
We need natural resource development, i.e., timber production is an important part of ensuring long term quality protection, wildlife habitat improvement, and accessibility to the forest to its users	3
Newer homes should be required to retain trees	3
I am concerned with timber management. Timber needs to be managed and harvested in an appropriate manner to prevent aged and decaying trees from falling to the ground as well as monetary return on the property.	2
Just let nature take its course. Let the land grow naturally.	2
We need a conservation area around Tims Ford Lake	2
Don't overpopulate	1
So few places in our country are being preserved. Our children need nature.	1
I am concerned about industrial and forestry exploitation	1
Need to protect the wetlands	1
I value the environment	1
We need planned forestry programs	1
Care has been taken to preserve a number of creeks and woods	1
I wish to see nature preserves and museums	1
Is the development of wetlands feasible?	1
I am concerned with declining forest health and loss of wildlife habitat and species due the lack of forest management	1
Tims Ford represents a natural resource through tourism and the production of timber	1
I value ecology	1
By developing a responsible management plan, and using proper ecologically friendly harvest methods, income could be produced to fund some of the development of such things as horse and hiking trails	1
Sub Total	119
WILDLIFE	
I value the wildlife	45
I wish to see more wildlife management areas	11
Preserve natural habitats	7
I value the water fowl/birds. Keep them protected.	4
I am concerned about the exodus of wildlife (e.g., deer, red fox, wild turkeys, raccoons)	2
I would like to see migrating birds (more herons and hawks)	2
Too much development results in poor habitation for wildlife	2
Reserve some wooded areas for wildlife	1
Need to maintain fish habitat/cover	1
I am concerned with the disappearance of water inhabitants (e.g., frogs)	1
I want to see bald eagles	1
I value the endangered eagles and flying squirrels	1

Scoping Report

Need more bird seeding along the shoreline	1
Provide areas for endangered species	1
I value the geese	1
I am concerned about the loss of nesting areas	1
The Canadian geese are a nuisance	1
I would like to see an animal refuge area	1
Designate coves or areas of the lake as primary fish areas. Work to provide sunken brush/tree habitat areas.	1
SUBTOTAL	85
TOTAL	204
POLITICAL ISSUES	
LAND MANAGEMENT/ LAND USE PLAN	
I am concerned with keeping the fat cats and politically powerful people from developing the land for personal gain	2
I am concerned about too much government control on property owners	2
I value the good shoreline management	2
The current political environment has been set back 50 years	1
When Tims Ford was created, the people understood that it was for power generation and flood control as well as economic and social use. What happened to this earlier concept or was it just to benefit a few fortunate or privileged citizens?	1
An issue is how to integrate the many lake homes existing on the lake with the overall plan for development of the remaining lake property	1
I am concerned with trying to stop big development from corrupting the system and trying to buy TDEC	1
I would appreciate the right to take care of my own shoreline frontage	1
We are participating in a management plan presently simply by not having one	1
Make sure capitalization is held to a minimum	1
This lake is beautiful because, in part, of the strict guidelines provided for the land owners	1
There is too much management	1
Shoreline management is a concern	1
I am concerned with the establishment of an equitable lake front property use policy	1
I value that Tims Ford is owned by TVA and land development should be controlled through them, not through individuals	1
I am concerned about crooked state of officials, greedy land developers, and crooked politicians	1
One politician in particular could not have his way and lied to get the efficient agency abolished	1
I am concerned about "selling out" to political or lobbying pressures	1
What organization will control the area?	1
What existed prior to the demise of TERDA?	1
Get the politics out of the management of Tims Ford Lake Project	1
SUBTOTAL	25
PUBLIC PARTICIPATION/REPRESENTATION	
There are no problems if a committee is formed to manage the land from the 2 counties involved: Franklin and Moore. Put land management into local hands.	5

Scoping Report

Decisions regarding Tims Ford should be decided by a panel made up of individuals who own property on the lake or adjacent counties and an environmental advisor. Its future should not lie in the hands of one individual.	1
TVA tends to listen to people from Huntsville and others who use the lake only as a weekend resort. Listen to the residents of the Tims Ford community	1
If this is a property owner funded program then the property owners should have more voice in the control.	1
SUBTOTAL	8
TAXATION/FUNDING	
Tims Ford is valuable and should be placed on the tax books to secure additional revenue for the county that originally lost the tax base	3
I am concerned about fair real estate taxation	2
I am interested in the \$7 million taken from TERDA-where is it? Why has it not been spent according to PC 816?	1
Franklin county residents were paid almost nothing for lake front property and then must pay \$100,000 for a lot. Something is not right with this picture.	1
I have paid a land use fee for several years after acquiring my property. If this land is sold, I should be given the option to purchase since I have spent approximately \$20,000 on rip-rap and boat docks.	1
The challenge is to balance revenue with environmental protection	1
We should worry less about the tax base and a gain for a few developers. Our greatest concern is for the future of development (e.g., the Fanning Bend project).	1
Why is Franklin so greedy for new, additional taxes?	1
The tax base is out of control and unfair	1
I value the ability to increase our tax base though the controlled development of these lands	1
Taxation should be equal for all of the county, not just lake residents	1
I have been paying property taxes as if I had lake front property with dock approval. My property value should not be compared to a typical lake front property but instead should be considered a typical county property with a view.	1
SUBTOTAL	15
TVA/TERDA	
Reinstate TERDA. I did not agree with the sunseting of TERDA.	2
Who will maintain and police former TERDA assets?	2
It seems to me that the conservation department and TVA are not aware of what the other is doing	1
TVA should sell the land at public auction and spend the money on improving the lake to make it more efficient for TVA as well as for the citizens.	1
TVA does not need to be in the land development business, therefore excess property needs to go to public auctions within the next 10 years and the money raised should be distributed among the educational needs of the watershed district.	1
TERDA did a good job at keeping the lake beautiful with shoreline restrictions.	1
Keep state senator from gaining a major economic advantage through release of public land to private development. He did away with TERDA for the specific purpose of gaining control of more land.	1
I was forced to sell my property to TVA. I would like to regain ownership of that property	1
A few Franklin people had a big part in terminating TERDA; this was a mistake	1
I am concerned with TVA's attitude toward landowners trying to improve the aesthetics of the shoreline adjacent to their property	1

Scoping Report

There needs to be a central point of contact for all the resources which makes up Tims Ford Lake management. Currently, it is next to impossible to get any problems addressed. TDEC, TVA, and TWRA pass the buck when it comes to areas of responsibility.	1
SUBTOTAL	14
TOTAL	61
POLLUTION	
WATER QUALITY	
Maintaining water quality is important. Pollution is a concern.	118
I value the clean lake and water quality	29
More development brings more pollution and less beauty and cleanliness. Industry/commercialization creates pollution.	13
Control/reduce agricultural/residential waste (e.g., fertilizers, pesticides, herbicides) into waterways feeding into the lake. Cattle and pig waste are currently fed into feeder streams (e.g., Boiling Fork in Williams Cove). Get the cows out of the lake.	12
Sewer systems should be used instead of septic tanks. Restrict any future development that does not provide for sewer treatment.	8
I am concerned with sewage pollution. Make provisions for sewage systems.	8
I am concerned with septic tanks around the lake	5
Boaters are causing lake pollution (e.g., Tims Ford Marina pumping station normally doesn't work)	3
Don't allow development (e.g., septic tanks, runoff from parking lots, roads, golf courses) that will permit unfiltered land runoff into the lake. I am concerned with industrial waste.	3
I value that there is no industrial/commercial waste going into the lake	2
If you get more houses on the lake, our water will not stay as it is now due to the increased need for sewage systems	2
We should minimize usage of public lands for any activity that pollutes or damages the land. Control recreational visitors and their negative impacts.	2
Canadian geese are polluting the water. Control/eliminate these flocks.	2
In 1977 when we bought our lot, Tims Ford was crystal blue, and I could see the bottom in 12-15 feet of water. It is now murky.	1
The golf course at the state park can adversely affect the water quality with fertilizers and pesticides. I hope this is monitored closely.	1
I worry that cities such as Estill Springs and Winchester are not careful since septic tanks are allowed so close to small branches of the lake	1
Pollution is bad in areas	1
The major issue to be dealt with in the future will be an adequate quality water supply from the lake area all the way to Muscle Shoals, AL	1
I would like to see a beautiful clean lake where the property owners have access to the lake and are encouraged to maintain the lake in an environmentally safe manner	1
I know for a fact that houseboats at the marinas dump their raw sewage into the lake. This needs to be stopped.	1
We need a lot less oil and gas spillage	1
I am concerned with the pollution from Tullahoma	1
Monitor sewage run-off from dense areas (e.g., Estill Springs has no city sewers)	1
Improve water quality to increase fish habitat	1
Maintain environmental quality	1
SUBTOTAL	219

Scoping Report

NOISE POLLUTION	
I am concerned with the noise	8
I am concerned with the proliferation of noisy jet skis	7
Larger and faster boats contribute to noise pollution	2
SUBTOTAL	17
LITTER	
I am concerned with water pollution due to people throwing all kinds of debris/garbage into the lake	16
There is an excess of trash. Control litter.	14
Should be no trash or refuse along the banks. Keep the shoreline clean.	13
The land is clean	3
I am concerned with trash from private dock usage	1
Each ramp should have a small dumpster	1
Litter laws need to be enforced	1
Litter and illegal dumping contributes to the ruined scenery and water quality	1
I am concerned about pollution of forests due to excessive trash	1
It is appalling to see the amount and quality of trash that comes down Rock Creek	1
SUBTOTAL	52
TOTAL	288
PUBLIC LAND USAGE	
I am concerned about the disposal of available land	5
Land use is very important	2
Keep public use confined to Tims Ford parks as much as possible	1
I value the quality of the land use on and around the lake	1
I value the fact that this is public land purchased with my tax dollars from the US Federal Treasury	1
I hope TDEC considers the unique responsibility they have to keep the lake a wonderful, pristine environment for all our grand and great grand children to enjoy	1
It is not possible to provide a wilderness experience around an 11,000 acre lake in a populated area such as middle Tennessee. The objective should be to allow as many people as possible to find their activity without turning the lake into an amusement park.	1
We need to utilize the properties already available to us in the Dry Creek area	1
I value the right for farmers to rent this land	1
Winchester should be taking advantage of its location on the lake, but it is not	1
High priority should be given to manage remaining public lands for recreational opportunities for the general public	1
My interest is in the Turner Cemetery. The point of their origin in Franklin County should be recognized and preserved.	1
TOTAL	17
RECREATION ISSUES	
FORMAL RECREATION	
I value the trails (hiking, biking, and nature). Keep them well maintained.	20
The golf course is a great addition. It looks great. I anticipate the golf course is better than average.	19
Add hiking/biking trails (e.g., around the shoreline, unpaved, with parking areas and proper markings)	9
I request the establishment of equestrian trails. This would provide a much needed form of recreation.	9

Scoping Report

The state park gives people a great place to go to enjoy the lake. It is beautiful and offers everything a family would want or need.	6
The state park area could be expanded (e.g., any type of low profile recreational area which doesn't spoil the natural area)	6
I value the quality of recreation, unique facilities, and multiple recreational uses	5
We need more camping facilities (with water, electrical hook-ups, and public bath houses)	4
I value the (primitive) camping areas	4
I would like to see more (lakefront) picnic areas	4
It will be good to have recognition for state park and lake (regarding golf course). This is a positive for Tims Ford Lake.	2
We need more children's play areas	2
I would like to see sandy beaches	2
I value the picnic areas	2
No more golf courses	2
Make the features more available to all citizens (e.g., camping, rest-rooms, etc.)	2
I would like to see the completion of the golf course	1
I would like more primitive camping	1
I would like a campground with a horse facility	1
Need rest areas (decks, benches, etc.)	1
We have concern about primitive camping at boat camp areas where there is human waste via no restrooms	1
I would like to see Dry Creek and other areas opened to camping	1
We use the lake for fishing and boating	1
I value horseback riding	1
I enjoy the use of the water ski slalom course located in Ray Branch	1
I would like to see small parks and swimming areas	1
I value the playground and swimming area	1
Looking at the elevations, I think a whitewater rafting course could be constructed below the dam.	1
You should have destinations such as waterfalls, caves, overlooks, etc. (similar to Smokies) with a variety of distances (1/4 mile to 5 miles) for people of all ages	1
I value the minimum services for access (e.g., boat ramps, hiking trails)	1
We like to rent pontoon boats and launch kayaks to explore the inlets	1
We need more campsites for RVs (which are separated from tenters)	1
The trails, parking lots, etc. required to facilitate public access should be kept at a minimum	1
If you need a few more camp grounds, etc. for tourists, fine, but don't overdo it	1
The staff and rangers at Tims Ford are the best anywhere	1
I value the recreational use by families	1
I want to see nature, not public swimming areas, and campgrounds. I've seen other lakes where the general public use areas have ruined the natural resources.	1
SUBTOTAL	120
INFORMAL RECREATION	
I value the hunting areas (e.g., water fowl hunting)	5
I value the skiing	2

Scoping Report

I value the swimming areas	2
I value the boating	2
Camping should be stopped in non-designated areas (e.g., road-side) and boat ramps	2
Swimming beaches are well kept and available to the public at convenient times	1
Tims Ford Lake is ideal for water skiing due to its narrow fingers with a high protected shoreline	1
Keep the four wheelers off the shores when the water is low	1
There should be no campers or tents allowed on the banks. They should receive stiff fines if caught.	1
I appreciate having a place for recreation, wildlife and nature viewing	1
No hunting	1
I value outdoor activities	1
Now you must have the lessee permission to hunt on TVA land. This should be changed.	1
The purpose of the public lands around Tims Ford should be to provide outdoor recreation like hiking, hunting, and nature photography	1
Recreation should promote health and physical fitness	1
SUBTOTAL	22
FISHING	
We value using the lake/undeveloped shoreline for fishing	7
There is a decline in the fishing (number of fish taken seems to be low). The fishing has gotten really bad. Fishing needs improvement.	5
Ever since the introduction of rock fish and hybrid striped bass into the system, overall fishing results have decreased. A program should begin to restore good general fishing to the reservoir as opposed to the special interest fishing of those introduced breeds. Get rid of rock fish.	4
Limit major fishing tournaments	4
TWRA should make a long term sustained effort to stock fish in the reservoir to restore the fishing quality that existed years ago	3
We need more public fishing areas	2
An effort should be made to improve fishing in the reservoir (e.g., introduce aquatic plant life to the currently barren bottom)	2
Would like to see hydrilla in lake for fish cover	1
Keeping the lake as more of a recreational fishing venue would help the erosion	1
We need a fishing platform/walkway on either Mansford or Awalt bridge	1
SUBTOTAL	30
LAKE ACCESS/PUBLIC USE	
I appreciate public access, especially for those confined to the shore. I value the easy access for fishing and boating.	17
I value that the public land/state park is available for public use (e.g., hunting, camping, hiking, etc.)	13
I value the private access to the lake	2
I am concerned about the demand for more public access	2
Tims Ford is easily accessible/convenient	2
I am concerned that the businesses and current land owners try to control appropriate access to the lake	1
I appreciate the Pickwick access	1
Need more accessibility for the handicapped	1

Scoping Report

I value the lack of accessibility for public use	1
I value the year-round availability and access	1
Allow large tract owners the ability to access lake for boat docks and fishing	1
Move public access to TFC property instead of private land owners having the monopoly of the land	1
Development is happening even though lake access has not been granted	1
Lets keeps it accessible for all to use who want to enjoy it	1
SUBTOTAL	45
CONFLICTING USES	
Large high powered speed boats and jet skis are a major problem. Overuse could ruin the area for everyone.	9
We need the "no wake" buoys to protect our shorelines in the little coves/residential areas	9
Sea-doo's are ruining the peace and eroding the shoreline. There are too many sea-doo's in the coves (they should be in open water). Regulate sea-doo's.	6
Outlaw jet skis	2
I am concerned about conflicting requirements for residential areas vs. hunting areas, industrial development vs. protection of natural areas, and extreme sports vs. traditional outdoor enjoyment	2
I have come to the realization that those who come to the lake for high-powered thrills (jet skis, jet boats, ATVs) usually stop coming back when their toy breaks or when they can't afford the fuel. I would like to see more opportunities for people to use the lake for what is there, not for an open and unregulated speedway. Those are the people who will be long-term users and partners in protecting the lake for the future.	1
I do not feel that fishermen have priority on the water above that of property owners	1
There is too much boating	1
The lake should be for everyone, not the real-estate people and the rich	1
SUBTOTAL	32
TOTAL	248
REGULATIONS	
The land owners joining the TVA land and the lake should have boat dock privileges and not have to wait	2
I am concerned with keeping people with houses and docks within the rules of development	1
I am concerned with land owner rights (e.g., ownership of land bordering the lake by TDEC)	1
An individual should have the same rights as a realtor or developer. They could care less about the beauty of the lake. There should be guidelines regarding docks, excess, erosion control, etc.	1
I value the preservation and respect for land use codes when established after public hearings, debate, and input	1
Charge the public launch fees to pay state employees collecting the fees and to establish a fund to reimburse dock owners for damages done due to reckless operators	1
It seems to me that when public land is auctioned off to become private (TVA subdivision), the rules about the clearing and erosion are negated. It seems to be governed by the amount of money to be made and the buyers.	1
The land is public, and for any agency to deny access to the lake with a "No Trespassing" sign is not in the best interest of anyone	1
What restrictions will farmers face?	1
Allow undergrowth clean-up on so-called public lands (land between property owners of shoreline)	1
Close dead-end roads so people will not use them from drinking and drugs	1

Scoping Report

I would like to see the water use facilities rules enforced	1
Don't give the hunting rights to the person farming TVA land. The leases being paid now are too little to entitle them to exclusive rights	1
I would like to see my boundary go to the lake	1
TOTAL	15
SAFETY	
Boaters/skiers travel at high speed to the detriment of others. Could separate areas be set up for fishing/boating/swimmers and jet skis? Jet skiers do not respect others on the lake. Keep them away from houses on the lake. A fatal accident is only a matter of time. They need age, speed, proximity regulations.	38
Boat traffic is a concern	36
I am concerned with water craft users not obeying the rules. Safety is a concern.	16
Water police are very inadequate. We see TWRA on the water maybe twice a season. Need more policing of water craft.	8
We need greater restrictions for jet ski users, an education program for skiers/boaters, and enforcement by TWRA officers of restrictions.	5
Drinking and driving water craft is a concern	5
Too many jet skis are driven by young people which imposes a danger onto others	2
Need to maintain and enforce safety of boat ramps (e.g., Neils Bridge)	1
Require boat/jet ski operators to pass safety and common sense exams	1
Need more patrol and boating laws	1
Tims Ford is a nice safe place to carry grandchildren without fear of vandalism	1
No-wake zones are not well observed. I really resent that.	1
There should be more control of speed by law enforcement officers (especially around private docks)	1
Have a modern navigation system and markings for the total lake	1
Need fire protection	1
SUBTOTAL	118
CROWDING ISSUES	
Overuse/over population of recreational areas/state park is a great concern. Over population will detract from natural beauty.	33
We appreciate that Tims Ford is not over crowded and over developed	18
During the summer and on weekends it is hazardous on the lake due to crowding and irresponsible PWC and boat owners	6
The lake is being over-built and the increase in crowded conditions will become intolerable	5
There are too many people wanting to use the lake and not enough public land for hiking, picnicking, and hunting	3
We like the ability to drop anchor in an unpopulated Tims Ford cove and swim/rest without being disturbed. We hope it remains the same.	1
The campsites are always crowded in the summer and on weekends	1
The only time the lake is used to its maximum is on the July 4th weekend. The rest of the time, you are in danger if your boat breaks down because no one is close enough to help.	1
I am concerned with the over population by cattle in residential areas	1
SUBTOTAL	69
TOTAL	187

Scoping Report

SCOPING	
SURVEY	
Thank you for this thoughtful survey	1
Keep up the great work you are doing	1
Many of us participated in a large survey in 1996 when TDEC assumed responsibility. It had a very good intention and, with this interest, seems to have never existed. What happened to that effort (e.g., results)? This seems to be the same effort again.	1
SUBTOTAL	3
PUBLIC MEETINGS	
I'm wondering if your November 9th meeting is to benefit the people or just to gain input as to how to handle the excess land on the lake	1
SUBTOTAL	1
TOTAL	4
WATER LEVELS	
The lake level should not be drawn down so low (it makes the shoreline look bad, can't use docks, damages fish population)	14
Keep water level more stable (to prevent boat damage, to increase shoreline vegetation)	13
If Tims Ford is a recreational facility, why is it necessary to draw so much each year?	2
I realize that TVA controls the lake levels. But TDEC could do more to require a fun lake. 1998 was the best year in the last 5-6, but was still almost 2 feet below pool most of the summer. Why?	1
Notify dock owners of lake raising and lowering	1
TOTAL	31

Scoping Report

Public Meetings

During November 9-10, 1998, focus group sessions were conducted during two public meetings in Winchester, TN and Fayetteville, TN to facilitate public involvement and to identify the range of issues and concerns that should be considered in the Land Use Plan. The public meeting in Winchester was attended by 145 individuals, and 36 individuals attended the public meeting in Fayetteville. Participants were asked: 1) What do you value most about the public land around Tims Ford Lake?; 2) Over the next ten years, what will be the major problems or issues that must be dealt with regarding the management of Tims Ford Lake?; and 3) What other information or issues should be identified that may impact the development of the Tims Ford Environmental Documents and Land Disposition Plan? All responses were recorded on flipcharts during the focus groups. Additionally, participants were given colored, adhesive dots to place on the flipcharts that indicated which responses to each of the questions were most important.

To aid the reader in locating the "public meeting" survey data, a listing of themes and page numbers is provided below.

Theme Reference Guide	Page
Aesthetics/Scenic Beauty	32
Development	32
Education/Communication	34
Erosion	35
Facilities	35
Natural Resource Issues	35
Political Issues	36
Pollution	39
Recreation Issues	39
Safety	41
Scoping	41
Water Levels	42

All responses were compiled and analyzed using qualitative data analysis techniques (Ethnograph computer program). From the responses provided, 12 themes (and additional sub-themes) were identified, with comments summarized and combined within each appropriate theme/subtheme. Because the comments were summarized and combined, the exact wording of the comments was not always used. Comments deemed most important by focus groups (colored dots) are included in the tables below in **bold italics**.

For example: Under the theme/heading of Aesthetics/Scenic Beauty, the value of beautiful, natural features of the lake, the preservation of the shoreline, etc. were deemed important during the public meetings (as seen in bold italics). Comments regarding the value of woods, wildlife, and change of colors, the preservation of wooded areas, etc. were noted during the public meetings.

Scoping Report

AESTHETICS/SCENIC BEAUTY
<i>Value the beautiful, natural aesthetics/features of the lake and area</i>
<i>Preserve natural, pristine beauty of shoreline/lake</i>
<i>Value the lack of congestion</i>
<i>Preserve the undeveloped areas and places without human intervention</i>
<i>Value the beauty of the state park and consider expansion</i>
<i>Value the beauty, serenity, wildlife viewing</i>
<i>Like the visual natural appearance—the undeveloped and natural woods</i>
Value the woods, wildlife, and change of colors
Preserve the beauty of the wooded areas
No light pollution—can see the stars
Natural beauty belongs to the people
Protect beautiful and peaceful environment
Value the natural features around the lake
Enjoy the peace and serenity that it offers
STRUCTURAL AESTHETICS
<i>Value well-kept docks and having standards for the land and the lake</i>
Would like underground vs. overhead utilities
Keep lake perimeter natural—no marina
Marinas need to be checked for quality
Value the beauty of community, e.g., small town atmosphere
Limit visible, large buildings
Value the lack of development—not a lot of motels, marinas, or houses
DEVELOPMENT
OPPOSE FURTHER DEVELOPMENT
<i>Value lack of development. Want no more development.</i>
Have all of the commercial development that we need
Prime land should be left in natural state, not for development
LIMIT/CONTROL FUTURE DEVELOPMENT
<i>Over development of shoreline is a concern</i>
<i>Keep low level of development, e.g., no large buildings, no more than 20% of land</i>
<i>Concerned about over development</i>
<i>Spread out development</i>
<i>Land is overdeveloped—want restrictions compatible to land with planning and zoning</i>
<i>Greed of developers and public officials which results in over development is the major problem</i>
<i>Need to control development</i>
<i>Need infrastructure development—current state cannot support development</i>
<i>Leave 1/2 to 3/4 of land in natural state to preserve for recreation</i>
<i>Limit development which will impact water quality</i>
<i>Any development must be controlled—amount, size, type, location, style—to protect the natural beauty</i>
<i>Need careful thought regarding development and high concentration of development in particular areas</i>

Scoping Report

<i>Like as is, but I bought a lot and don't want to deprive others</i>
<i>Careful development to not change environment</i>
<i>Value large expanse of undeveloped land</i>
<i>Want controlled expansion of small amount of land</i>
Value that development is controlled and limited
Value quality developments on Tims Ford lake
Lake is presently controlled but if not properly restricted and controlled, there will be problems
Want slow, orderly development
Don't want area to look like Gunter'sville or Percy Priest with elbow to elbow development
Lake property is overdeveloped
Development needs to be limited and spread out for all users—public and private
Development should not be so piecemeal
Value land adjoining public property due to limited development opportunities
Do not turn development over to private developers
Control development of shoreline—development should be away from shoreline to preserve it
Identify lands that do or do not need to be developed
Management must have regulations to prevent over-building
Consider development only on lands that can be developed
Balanced, controlled development to ensure land values and quality
Appreciate park and camping as is
Development around lake will have to face environmental issues
Big developers will just try to make and not try to control
Evaluate potential impacts before developing
Enough development—maybe marina, but no housing
RESIDENTIAL DEVELOPMENT
Homeowners should be able to construct water-use facilities
Need further consideration of housing development
No multiple dwellings
Should we have condos on the lake?
Value the economic growth from subdivisions
Spread out development—Fannie Bend does not make sense—500 houses planned next to adjacent development
Hopkins Point with 200-300 houses across from marina is congested
Value the area property for recreation and a place to live
Gear residential development to retirees
No more residential development
COMMERCIAL/INDUSTRIAL DEVELOPMENT
<i>Control industrial development and prevent if possible</i>
Strongly consider impact on environment related to added to industrial development
No industrial development of Tims Ford lake
No theme parks—no Dollywood

Scoping Report

Spot developments in large expanse is not acceptable (e.g., Owl Hollow/Maple Bend, Little Hurricane, Kitchen's Creek)
Prefer tourism rather than industry
Master plan should avoid "free for all" commercial development
Delete industrial development on lake
Limit commercial development—the beauty of the area is enhanced by lack of poor development
Need to spread commercial developments strategically (e.g., need fuel source in Winchester city area)
Don't want to see commercial or industrial development on waterfront
BALANCE DEVELOPMENT WITH NATURAL RESOURCES
<i>Balance between developed and undeveloped shorelines</i>
<i>Preserve lake environment as relates to lake development</i>
<i>How to develop plan to allow development—maintain natural beauty and water quality</i>
<i>Need a well rounded plan that considers a balance between development and recreation</i>
<i>Balance economic potential with environmental concerns</i>
<i>Use proper BMPs to see that development does not impact the environment</i>
Would like a balance of development and nature
Need coordinated and balanced development
Balance development with nature and consideration of the water stream system below the dam
Balance agricultural uses
Strategic balance between various public use areas (e.g., green belts, marinas, hiking trails, parks, etc.)
Some measurable development can help areas while still maintaining balance between natural areas and development
Definition of development may include things that are in harmony with environment
Want both economic development and environmental interests to work together synergistically
Do not want clustered development so that natural areas are well distributed
Consider percentage of land developed and impact on environment
Value both development and preserving serenity and environment
OPEN MORE LAND FOR DEVELOPMENT
<i>Don't exclude development on Tims Ford—need to develop all of shoreline</i>
Land is not being utilized
Value undeveloped areas that can be developed
Consider outlying areas
Provide sites for worthy organizations
EDUCATION/COMMUNICATION
Land use for schools and environmental educational activities
Want undeveloped lands set aside for environmental education
Dry Creek land should be donated to county for college
Should post organizational chart of who's who on Internet
Should post Public Chapter 816 of Public Acts of 1996 on Internet
Need better communication between TVA and citizens

Scoping Report

EROSION
<i>Concerned about erosion and loss of land</i>
<i>Shore bank erosion by wave action from boats is a concern</i>
Erosion from too many boats and jet skis is a concern
Permission should be given to rip rap shoreline before home construction
Erosion control primarily fronting developed areas—educate public to options
What is going to happen to the buffer zone land?
Prevent erosion—publish rules for this and ensure universal conformity to rules
Want TVA and TDEC to become more involved in preventing erosion
FACILITIES
PRIVATE WATER USE FACILITIES
<i>Docks should be allowed by anyone owning a house on the lake</i>
<i>Need to allow docks on non-TERDA land</i>
<i>Want private boat docks to be permitted and regulated but not everywhere</i>
<i>Control by setting standards for boat docks and shoreline and way to enforce this</i>
<i>Will we be able to build docks?</i>
<i>There has been a change in our understanding regarding docks</i>
Permitting problems for boat docks is a concern
There is no consistency in decisions regarding boat docks
Needs to be fairness to small property owners for docks and private water use facilities versus commercial developers (TERDA)
Subdivisions planned before demise of TERDA should have right to build boat docks
Need uniform boat dock regulations, inspections, and enforcement—want public input into process
Protect aesthetic value of shoreline by developing community dock facilities
Value ramps on lake—don't understand why housing developments have private ramps. Why can some get piers and others not?
Standards for water use facilities
People who don't live in a developed subdivision can't have docks—address this policy in land plan
How come some can have docks and others not?
Everyone who owns property should have privilege of building boat docks, provided house is built immediately
Want common boat storage use areas
Who has dock access and what is the process?
Docks should only be in one area of lake, not spread out congesting nature
NATURAL RESOURCE ISSUES
<i>Value the natural resource to provide economic growth and improve quality of life</i>
<i>Value open space for wildlife refuge</i>
Value the natural areas for wildlife (e.g., deer)
Value wildlife
Value the availability of open space for wildlife
Value the river that runs through Fayetteville—what ever is done on the lake impacts the river
Want wildlife on public land, not horses or cows

Scoping Report

Quality trees must be protected
No one should be allowed to clear-cut their property
Value an interest in stewardship of the land
POLITICAL ISSUES
LOCAL PARTICIPATION
<i>Form committee of Moore and Franklin counties by legislation to manage the land around the lake</i>
<i>How will decision to dispose of land be made? Citizen opinion and participation should not be squeezed out by developers.</i>
<i>Need local committee of Moore and Franklin county residents to work on local needs of low and middle income families</i>
<i>Resent people from Nashville or Washington telling us how to run our river</i>
<i>Need some public agency involved for control on lake</i>
<i>Multi-county agency should develop areas not private developers</i>
Local committee to make policy to control water and land development
Who makes decisions and how did they get there? Are they appointed?
Needs to be a chartered agency (non-political) for oversight of development
Need local management, contact, and decision-making especially for Moore and Franklin counties
Citizens should be able to participate with state agency to make decisions
Any provision for county or city government or local citizens to appoint a representative regarding lake and park decisions?
It is the public's land and they should have the opportunity to have input to how it is used
Need local representation in decision-making
Need committee in Franklin and Moore counties to control development and be responsible
Want more local participation and input to lessen resentment
How many people are on the committee and how many are from Nashville or the surrounding counties?
Establishment of local committee to control development and act as advisory to state or controlling authority
Finding out what public thinks is most important
Counties should have a part in the management
Want board with all ten counties represented
Development should be for public not personal benefit
FUNDING/REVENUE/TAXATION
<i>Value the positive economical impact on areas, (e.g., fishing, boating, homes)</i>
<i>A good tax base would help implement the plan</i>
<i>Need a financial plan that will fund existing or new public facilities so that they will not become a future tax burden</i>
Land back on tax roles due to lakefront development
Where is funding coming from for lake improvements?
Lake taxes should be used on the lake
Concern that lake property owners may be taxed (by county) greater than other property off reservoir
Large amount of land should remain in public ownership
Can we buy or lease the land?
What will happen to the leases for lands that are non-TERDA developed and paying TVA a fee to use? Want rights for adjacent landowners.

Scoping Report

Fines for clear-cutting should be used to replant trees so we won't have stripped areas
Value taxes for people in the county
What do TVA/TDEC plan to do with the money from the land they sell?
Tax revenue potential is valuable
Landowners are being over taxed
Broader tax base
Under/lack of development costs tax revenue
Lands should be turned back to counties to manage and put on tax roles
People from outside the county should have to pay a fee for access
TVA should continue to impose fees, in addition to increasing its shoreline management zone.
Where is the \$7 million that was to be divided among the counties?
Lake access property has a higher assessed value than other properties
Over saturation of land sales market
\$7 million could be used to compensate landowners
Value the economic benefit of lake as a tourism draw
Has any land been sold in last 2 years? Why or why not?
Tax revenue for people in the county
Counties are losing \$200K per year
What happened to money in treasury and how much was there?
Value development to support a tax base
Concerned about increasing tax rates and affordability of living on lake
Initiate new revenue streams that include user fee to off set maintenance costs and reduce taxes
Concerned about escalating property taxes
How will land be sold and how will the money from the sale of the lands be used?
Please distribute money among all Elk River counties
TVA/TERDA/TDEC
<i>What have we learned from TERDA's termination? What caused them to be terminated?</i>
<i>Land is in Franklin and Moore counties—TVA and TDEC not in best position to manage land</i>
<i>Impressed with TERDA management by controlling development but can't see TDEC doing as well</i>
<i>Liked that TERDA was developing lands and plans</i>
<i>Inconsistency in policy as relates to shoreline use fronting non-TERDA subdivision and other property</i>
Reinstate TERDA
Is TERDA land on hold?
TERDA had best land management plan in the South
What is TVA's policy for land use rights?
Concerned over TVA's loss of funds from Congress and need to include that impact in planning
TVA or TDEC shouldn't have a better deal for developing SD than any private developers
Thought TERDA had good plans
Don't like current management
Need one regulatory agency that has the authority to enforce the laws to the benefit of all

Scoping Report

LAND USE PLAN/LAND MANAGEMENT
<i>Land should go back to the people who live next to the lands, the original owners, or the counties</i>
<i>Careful management and decisions about what happens to land</i>
<i>Want good tracts of land left for future needs and generation</i>
<i>Lake has been carefully developed over the years. Don't want to see hasty decision which will not take the future into account.</i>
<i>Short term planning is not good enough—need long term plan</i>
<i>Length of time to make useful decisions by agencies to benefit local communities</i>
<i>Value land use classification (e.g., college, historic site, park)</i>
Length of time to implement land plan (18 months)?
Should keep as much land as public as possible
Concerned about current level of personnel to manage such a dispersed public land area
Need to have an Environmental Impact Study
Everyone should be treated fairly
Concerned about management of shoreline
What will happen to land already developed?
Where is SMI on Tims Ford?
TVA should reduce its decision to reduce the SMZ to 25 feet
Adjacent land owners should have first right of refusal on sale of TVA lands
Plan needs to include how it will be implemented
Control farm leasing (e.g., no hunting rights or cattle and livestock rights; lack of fairness in market price for land)
Need consistent plan for ownership and land usage down to water
Are we looking at land below the lake (e.g., access points, shoreline erosion)?
Land use plan should guide rather than mandate
Process is too long—it's already been studied and there hasn't been another piece of property on tax books
Property owners in Tims Ford area should not receive more consideration than non-property owners regarding use of public use areas at Tims Ford
Want a plan that will maximize use for the public
Need a long term plan that is flexible and doesn't have to be implemented all at one time
Wouldn't have this problem of land plan if hadn't taken so much of land originally plus restricted use of docks for original landowners
Keep plan open for future modification
Clean up the law enforcement
Turn property not used for lake management back to original owners
Concerned about taking land for high income people (e.g., golf course)
Any property sold by TVA should be offered to adjoining property owners
Who's going to control the use of public land?
Concerned about making the best use of lake resources using sound ecological practice rather than public opinion
How do you bring in services to go along with growth and demand?
Use and lease of shoreline property by license

Scoping Report

POLLUTION
WATER QUALITY
<i>Concerned about water pollution and preserving water quality</i>
<i>Concerned about impact of development (e.g., sewage, waste disposal, septic tanks) on water quality</i>
<i>Concerned that over development will increase pollution and litter</i>
<i>Want high environmental quality in lake and downstream</i>
<i>Need sewage and waste disposal</i>
<i>Need enforcement (rules, policies) regarding water quality</i>
Concerned about septic tanks polluting water
What is being done about PCBs in Woods Reserve?
Controls are needed for non-point source pollution septic tank failure from 48 existing subdivisions, two marinas, and future development
Failing septic tanks not a problem
Need sewer system instead of septic tanks
Need control and education for litter and pollution
Should not depend on volunteer labor and resources for clean-up after "mess ups," when proper restrictions could be put in place to avoid destruction in the first place
What BMPs or regulations apply to development
Pollution will cause wildlife to leave
Spend more time on EIS. In past EIS, the water quality checked out okay in cove/marina—this was disappointing.
Cows are polluting lake from leased property
Water quality is not compromised by development
Dying fish problem is a concern
Protect environmental quality of lake from greed of private developers
Protect potable water supply upstream and downstream
LITTER
Value the lack of litter fronting development shoreline
Concerned with increase of litter and trash on lakeshore
Abuse of undeveloped former TERDA land (public land) from trash dumping
More patrolling is needed to address litter problems
Grass clippings from yards is washed into the reservoir
There is debris on the NE side of lake during spring rains
Need cleanup during drawdowns
NOISE
<i>Noise from jet skis and speed boats is a concern</i>
Noise around lake land is a concern
Noise—dB level from boats is a concern
RECREATION ISSUES
FORMAL RECREATION
<i>Need more camping facilities at Tims Ford and upgrades (hook ups)</i>
<i>Want lodge and restaurant at state park</i>
<i>Want more cabins at the state park</i>

Scoping Report

Enjoy state park
Would like to see more hiking trails
Need more horse trails
Need to maintain existing park facilities (ramps, bathhouses, campgrounds)
Want marina located near Winchester
Want more walking trails around lake on TVA property
Will public use facilities be retained by government or offered for sale?
State park needs more facilities for low and moderate income people (e.g., swimming pool, horse riding, playground)
Need more balanced recreation access—walking trails, picnic tables, etc.
Need gas pumps for fishing
Want state park expanded
Enjoy sporting (e.g., boating and fishing)
Want white-water rafting below dam
Would like to see designated horseback riding areas
Devil Step is the only campground
Enjoy using park campground
Want to go onto land and hunt with some kind of management control
Want primitive camping
Park is really nice
Value bike trails
Want another marina far removed from the existing marinas
Want another marina
Want additional marina in upper end of lake (e.g., Estill Springs)
Housing, motels, and restaurants are needed to meet growing demand
Tims Ford Park needs to add facilities to make it a resort park
Public boat ramps should be maintained for public use
Need more areas for boat launching—substantial sized ramps and swimming beaches
Need more common use areas
INFORMAL RECREATION
Recreational value of the lands that the state will develop
Value the recreational potential
Value the public recreation and green space
Area good for fishing
Value lake fishing
LAKE/PUBLIC ACCESS
<i>Need consideration to private land-locked properties adjacent to public parcels</i>
Need more public access
How will public lands be managed adjoining private property?
Need more handicapped accessibility
Concerned about accessibility to public lands that are leased

Scoping Report

People who own land not in subdivisions should be able to get lake access
If only access is over private land, government land should go back to private owner
Need more access for others than homeowners
Park has good facilities
Appreciate the level of public access
CONFLICTING USES
<i>Need balance between current and future users (i.e., those who want property natural vs. those who want a marina)</i>
Increase in boat and jet ski use is a problem
Like to have restrictions and education related to jet ski activity
CROWDING ISSUES
<i>Heavy lake traffic is a concern</i>
Improve present roads and build new ones to alleviate traffic and road problems
Concerned about boat traffic and overcrowding—is there a way to limit lake use?
Managing development will not necessarily manage lake overcrowding
Look at what other states are doing to manage over crowding
Found state park to be a refuge from mad crowds
SAFETY
<i>Need control of personal water craft</i>
<i>Need more supervision from TWRA (other than special holidays) to control the vast number of personal water crafts and boats</i>
Concern about boating safety (any fast water craft)
Need age limits of water craft users
Need enforcement of existing laws for boaters
Riding too close to boat houses is a problem
Concerned with water safety
Value no wake zones with or adjacent to residential areas, coves, and commercial marinas
Concerned about police and fire protection for remote areas of lake
There are no navigation lights on bridges at Tims Ford
Establish a lake police force
Boating and drinking is a concern
Need more buoys in residential coves
Need greater law enforcement as population and development increases
Concerned about the use of firearms (i.e., guns/shooting pellets)
Hunting must be limited within 1000 feet and on ridges adjacent to homes because deer hunting bullets carry a good distance
SCOPING
Maps do not show where development is
Map needs improvement
How many projects have been done in similar fashion?
Need complete information
Subdivisions (e.g., Hopkins Point) are not marked on map

Scoping Report

Need map with all existing development
Capture all developed areas on map
WATER LEVELS
<i>It is desirable to regulate water level within 5' zone rather than the current 15' fluctuation</i>
Water levels are dropped too early exposing mud flats and leaving tremendous amount of silt/erosion
Limit drawdown—it hurts fishing and contributes to erosion
Evaluate current fluctuation guide curves
Want less drawdown
Maintain higher pool with less fluctuation
Maintain level pools during fish spawning times
Plan needs to address lake fluctuation
Keep bridge elevations the same
TVA should publish drawdowns plus return fill

APPENDIX

Tims Ford Survey

Scoping Report



WHAT DO YOU THINK ABOUT TIMS FORD LAKE?

1. Have you visited any public areas around Tims Ford Lake within the past year (check the appropriate box)?
 - a. ☐ Yes
 - b. ☐ No

2. If yes, how many times in a year do you estimate you visit public areas around Tims Ford Lake (write in the appropriate number in the space provided)? _____

3. For every activity listed, check the appropriate box that follows.

	<i>Prefer to use Tims Ford Lake for this activity</i>	<i>Would use Tims Ford Lake if proper facilities and opportunities were provided</i>	<i>Not interested in using Tims Ford Lake for this activity</i>	<i>I do not participate in this activity</i>
Bicycle riding (mountain bikes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle riding (other than mountain bikes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat launching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping-not in a formal campground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping in a developed campground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golfing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horseback riding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jet skiing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marina/boating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-road vehicles (ATV, Jeep, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature photography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnicking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pleasure boating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sailing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skiing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special event/festival/homecoming, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming - designated (beach park, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming - informal areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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4. For every facility, area, and/or service listed, indicate the amount of change needed and the appropriate degree of priority necessary in regard to Tims Ford Lake.

Facilities, Areas, and/or Services	Change				Priority			
	Need Less	About the Right Amount	Need More	No Opinion	Low	Medium	High	No Opinion
Brochures and signs directing the public to natural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Campgrounds full-service (electric, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Camping primitive (no hookups)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial boat stack storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Docks, piers, and covered boat slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equestrian trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking trails (dirt paths)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunting areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and economic development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interpretive centers/museums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marina areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overnight lodging (cabins, cottages, resort lodges, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paved hiking trails, signs, and observation towers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserve natural areas/open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect cultural artifacts/historic sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect public land that has unique natural features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public fishing piers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public recreation areas (campgrounds, parks, picnic pavilions etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Set aside ecological study areas for local schools or universities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shoreline conservation zone (shoreland vegetation for wildlife, water quality, visual)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shoreline erosion control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming beaches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Theme parks (like Dollywood or Disney)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber production	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water quality protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife observation areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Year-round boat ramps with parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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5. TDEC is interested in your preferences concerning the allocation of public land for specific uses. How do you feel about the amount of land already devoted to these specific uses?

<i>Land Uses</i>	<i>Too Much Land</i>	<i>About Right Amount</i>	<i>Need More Land</i>	<i>No Opinion</i>
Business development (shops, restaurants, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial recreation areas (commercially operated marinas, resorts, campgrounds, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial areas (water intakes, industrial sites, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Informal recreation areas (hiking trails, bike trails, primitive camping, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas (subdivisions, docks, other shoreline structures associated with lakeside homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resource management areas (forests, wildlife areas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive resource areas (wetlands, cultural, endangered species, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other purposes (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Indicate the county you live in (note this information will be used to help ensure that a range of different counties were represented). _____

7. Do you own lake front property on Tims Ford Lake (check the appropriate box)?

☐ Yes
☐ No

8. What do you value most about the public land around Tims Ford Lake?

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9. Over the next ten years what will be the major problems or issues that must be dealt with regarding the management of Tims Ford Lake?

10. What features (man-made or natural) do you want to see when looking at the land around this reservoir?

Thank you for participating with us. If you would like to be added to the TDEC mailing list to receive more information about the Tims Ford Reservoir Land Management Plan, the results of survey, and other related issues, fill in your name and complete mailing address. **Your name will never be linked to any of your answers.**

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

Tims Ford DRAFT EIS AND LUP Response to Public Comments April 2000

Comments were received from November 10, 1999 to February 9, 2000 regarding the Tims Ford Draft Environmental Impact Statement (EIS). TDEC and TVA received comments from 268 people, agencies, and organizations during this comment period. Comments were received via letters, electronic mail (e-mail), telephone messages, petitions, and oral comments recorded at the public meetings.

Due to the volume of comments and their frequent similarity, TDEC and TVA have summarized and combined the comments and responses. This resulted in 41 issue categories and 39 parcels that received specific comments. Also, the summarized and combined comments have been categorized for easier public review. Because comments were summarized, the exact wording was not always used. It should not be assumed that all individuals identified with combined comments necessarily support all facets of that comment. TDEC and TVA attempted to retain important differences among comments when summarizing or combining them. However, a number of summarized comments may still be somewhat repetitious because further refinements could have distorted an important element of a specific comment. In some instances, individuals submitted multiple comments and were identified with more than one category.

Additionally, letters from 10 agencies and organizations were received and addressed separately. Seven letters were received from United States and State of Tennessee Senators on behalf of their constituents. These constituents also provided comments directly to the Plan and EIS. These constituents and their issues were addressed directly in this report.

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1. Prefer Alternative A

- *I want Tims Ford to remain undeveloped. I vote for the pro-conservation plan. I think that is Plan A. Comment by:* Gobble, Bobby; Wright, Jerry and Joann (Highland Acres Subdivision); Nippers, C.W.

Response: Under Alternative A, the No Action Alternative, development could increase by 28 percent. Alternative D does not provide for any additional development. Your comment has been noted.

- *We would like to vote for Alternative A. Comment by:* Wright, Jerry and Joann (Highland Acres Subdivision)

Response: Your comment has been noted.

2. Prefer Alternative B

- *I agree with alternative B, but I would consider it the most aggressive approach. Comment by:* Robbins, Steve

Response: Your comment has been noted.

- *I agree with the selection of alternative B. It has a good balance of development and conservation. The only improvement could be the development of more areas for fishing from the shore. A good location for it would be at bridges; put in some parking spaces and path to the shore at each bridge crossing. Comment by:* Lowrance, Bobby; Shasteen, A. L., Jr.

Response: There are 8 existing public use areas, 6 of which are located near bridges. There are 3 bridges that are not adjacent to public recreation areas - 2 in Parcel 88 and 1 in Parcel 75. With the exception of these three bridges, the agencies will consider additional opportunities for fishing access with parking at the other bridges.

- *Your balanced Plan B looks good; however, I would like to submit a few changes. Allow one or two more developments on the North side of the lake. This area has been neglected since the beginning. Comment by:* McClure, Larry

Response: The agencies have considered more development on the north side of the lake under Alternative C. Under Alternative B, development on the north side of the lake is considered, but to a lesser extent.

- *Alternative B is my choice for development on Tims Ford Lake. Enough commercial development to promote tourism commerce for Franklin and Moore Counties. I do think a little less land development that you have in B could or should be considered. Comment by:* Parrish, David; Smith, Edgar D.

Response: In response to public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. One of the modifications was to reduce Residential Development by 118.6 acres and 2.5 miles of shoreline.

- *In favor of Alternative B Plan.* **Comment by:** Hurst, Hugh; Schueler, Donald; Roberts, William S.; Singer, David A., Jr.; Hoffman, Cliff; Cowan, Honorable Ronnie O. (Franklin County Recreation Committee); Murphy, Frank; Miller, Dr. Monte B. (Tims Ford Council); Sherrill, Andrew; Mocierbacher, Josef; McAnally, Ed; Silver, Robert C.; Ray, Gary M.; Foster, Graham and Eva; Steigerwaldt, Henry; Fentress, Dr. & Mrs Vance

Response: The comment has been noted.

- *"B" only if development spread out on rest of lake! Otherwise "D." If more development includes the area of Hopkins Point and Highland Ridge then "NO." As they are completely developed in this central, integral part of the lake traffic flow any added development would be unattractive to the natural beauty...* **Comment by:** Linton, J. K.

Response: We assume the comment refers to Parcel 36, which is known as Fanning Bend. This parcel was placed in Zone 7 because of its location, accessibility, and topography, and because it is a platted development previously approved by TERDA for residential development.

- *I like the recommended development plan very much.* **Comment by:** Moore, Mac; Torstenson, Ray

Response: The comment is noted for the record.

3. Prefer Modifying Alternatives B and C

- *Alternative B, the stated preferred plan, does not allow enough residential development nor agricultural use. I recognized the need to find a satisfactory compromise; I recommend an expansion somewhere in between Alternative B and Alternative C.* **Comment by:** Franklin County Government (Montgomery F. Adams, Jr.); Bouwkamp, Doug
- *I recommend a Plan that exemplifies the best of both B and C. I recommend this because I believe that land can be developed and the environment (all biomes) can be protected and improved at the same time.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)
- *I do not think Alternative B provides for sufficient land for future development.* **Comment by:** Thomas, Bill

Response: The comments have been noted. We realize that Alternative B calls for allocating less development than Alternative C. However, both agencies have sought to achieve a balance between development and conservation in developing Alternative B.

- *While I am personally inclined to support Alternative D which would allow no additional development, I think a more reasonable approach is a variation of Alternative B (which I will call B1) which would allow for the development of land for public use, but disallow the development of additional land for private use. B1 would permit additional hiking trails, swimming beaches, and camping areas. It would permit the construction of schools and other educational facilities at appropriate places. It would allow the construction of additional facilities which are owned by the public and dedicated for the use of the public. B1 would not permit the development of additional residential areas, private marinas, industrial parks, or other land uses intended for exclusively private benefit. I am aware there are public benefits to such developments through enhanced tax bases and from the revenues of the developments being returned to state and local governments. In my opinion, however, the public as a whole which uses and enjoys the lake they have paid for*

will be better served by leaving it undeveloped and dedicated to resource conservation and the aesthetics of undeveloped shorelines rather than being further privately developed.

Comment by: McGuire, Michael E.

Response: Your comments are noted.

- *We urge TVA and TDEC to carefully reconsider the balance of public and private development considerations at Tims Ford with a view of the long term future needs of the public in mind.* **Comment by:** Tennessee Wildlife Resources Agency (Aubrey D. McKinney)

Response: This comment is noted for the record.

- *However, from a practicable perspective, we would not oppose TVA's selection of Alternative B since it is a "balance" of land development and conservation. If Alternative D is not selected, EPA would also support a hybrid alternative (between D and B) that favors more conservation and less development than proposed in Alternative B. If a reasonable alternative such as D, a D-B hybrid, or B is selected, EPA would not favor the No-Action Alternative in the sense that the status of the area would remain uncertain and as such, may conceivably be developed more so than any of the action alternatives currently propose.*

Comment by: U.S. Environmental Protection Agency (Heinz Mueller)

Response: This comment is noted for the record. Alternative B was modified to include an additional conservation tract and is presented as Alternative B1 in the Final EIS. Under this alternative, the proposed allocation for Parcel 14 would be changed to Zone 4 (Natural Resource Conservation). Also, under this alternative, the amount of proposed residential development would be reduced by 118.6 acres and 2.5 miles of shoreline. Please refer to the Final EIS for additional information on this alternative.

- *Our members believe that more not less public land will be needed to adequately conserve our state's natural resources for future generations. They also believe it is fundamentally wrong to take private land through condemnation, then allow it to be sold for private gain. However, the League understands the unique situation at Tims Ford Reservoir and submits the following compromise—between Alternatives B and D—as the highest and best use of public land under the circumstances.* **Comment by:** Tennessee Conservation League

Response: The comment has been noted. As a result of public comment, Alternative B was modified to include an additional conservation tract. The modified alternative is presented as Alternative B1 in the Final EIS. Under this alternative, the proposed allocation for Parcel 14 would be changed to Zone 4, Natural Resource Conservation. Additional information on the modified alternative is presented in the Final EIS.

- RECOMMENDED REVISIONS FOR ALTERNATIVE B **Integrated open-space residential planning**—Great strides have been made by planners and developers in many U.S. communities for balancing the need for development with a need to preserve open space and protect the quality of community life and natural resources. Open space development, or cluster development, has been shown to be profitable and highly sought after by home buyers. Enclosed with our comments is a copy of a chapter from the publication Better Site Design: A Handbook for Changing Development Rules in Your Community. We have included this as part of our comments to show that the concept of open space development is economically practical, environmentally friendly, and publicly supported..... Consequently, parcels slated for residential development in the EIS are ideal sites to showcase innovative development practices. For these reasons, the League requests that Tims Ford EIS specify all Parcels classified for development, either residential or industrial,

have a development overlay incorporating principles described within Better Site Design: A Handbook for Changing Development Rules in Your Community. Further, we ask that Tennessee Department of Environment and Conservation and the TVA, hire an outside organization or consultant experienced in alternative development techniques (see enclosed resume as an example), the set parameters for the development overlay, which will then be included in EIS. We also recommend the consulting organization and/or consultant, TDEC and TVA work with Moore and Franklin County stakeholders to develop the guidelines, review and approve site plans before building begins. **Comment by:** Tennessee Conservation League

Response: During the implementation process, the referenced book will be considered for applicability to future residential subdivisions within areas allocated as Zone 7.

4. Prefer Alternative C

- *I would like Alternative C maximum development.* **Comment by:** Feldhaus, Pam; Williams, Susie

Response: The comment is noted for the record.

5. Prefer Alternative D

- *I am in favor of option D.* **Comment by:** Coyne, Michael; Godwin, Jerry; Ball, Theodore; Brace, Douglas A.; Tingley, Ted; Thompson, Timothy and Laura; McKee, John Paul; Karhu, Vicky; Quigley, Roger; Sanders, Gene
- *Further shoreline development should be curtailed; therefore, I support Plan D—which calls for no further shoreline development.* **Comment by:** Rambo, Pauline; Stephens, Marcia; Finney, John
- *Please consider adopting alternative D and save the natural beauty we have in the area.* **Comment by:** McGovern, Terrance M.; Hobson, Randy; Honkanen, Frank A.; Karhu, Renate; Scarborough, J. R.; Holmes, Cliff
- *In reviewing of the Draft Environmental Impact Statement, Alternative D with the maximum land conservation appeals to us.* **Comment by:** Carothers, Kathy; Smith, Ben L.; Walker, Debbie; Shanks, Robert F., Sr.; Mason, James E.; Banks, Sylvia and Morton
- *We prefer Alternative D because it has the least negative impact on the environment surrounding the lake.* **Comment by:** Sanders, Eugene and Anna (Tims Ford Council); Pollock, Wayne; Shanks, Burt; Scarborough, Nancy; Howell, Toby; Balsley, Bill
- *After reading parts of the Draft, I have come to the conclusion that Alternative D would be the best path for Tims Ford. This lake is one of the few highland reservoirs left in Tennessee that has been left in a near pristine state.* **Comment by:** Maglothin, Richard L. II; Walker, Bob; Williams, David
- *Based on the information in the DEIS and comments from members of the Indian Community in the area around Tims Ford Reservoir, the Tennessee Commission of Indian Affairs would favor Alternative D – Maximum Land Conservation.* **Comment by:** Tennessee Commission of Indian Affairs (Toye Heape); Reynolds, N. L.
- *I would not mind slow controlled growth, but the options I see don't limit the growth to being slow! I would prefer the conservationist view point D but I don't think TVA will allow this to happen.* **Comment by:** Heiss, Robert
- *No further development is the responsible plan for Tims Ford.* **Comment by:** McQuinn, J. H.

- *The Service prefers alternative D for TVA's and TDEC's involvement in the land management plan, and believes it will benefit fish and wildlife resources of the area and provide adequate recreational opportunities.* **Comment by:** U.S. Fish and Wildlife Service (Lee A. Barclay, James H. Lee)
- *The Tennessee Conservation League appreciates the opportunity to comment on this draft environmental impact statement (EIS). The League has long advocated for the conservation and sustainable use of Tennessee's land, water, and wildlife. Long-standing League policy advocates maintaining public lands for public use; therefore, the League strongly supports Alternative D, the maximum land conservation alternative.* **Comment by:** Tennessee Conservation League
- *The Tennessee Ornithological Society is a non-profit organization of about 1,000 members dedicated to the study, enjoyment, and conservation of birds. After studying the information presented in the document, we cannot endorse the choice of Alternative B as the preferred alternative. We endorse the section of Alternative D, which, compared to the other alternatives, provides a much higher level of protection and enhancement of the areas natural resources.* **Comment by:** Tennessee Ornithological Society

Response: These comments are noted for the record. The agencies will not make a decision until after the Final EIS has been completed. Alternative D will be given due consideration.

6. Oppose Alternative A

- *Alternative A should be rejected since it will involve significant transfers of development rights to individuals and corporations. Lands purchased with tax payer dollars for the general public use should not be subsequently sold to benefit a small number of individuals.* **Comment by:** Smith, Ben L.

Response: The agencies considered other alternatives that involved less transfer of development rights. All of these alternatives will be given proper consideration in making the final decision. When lands are sold by TDEC, it will be through advertised sealed bids or public auction.

- *The quality and natural beauty of the lake needs to be maintained and improved. Alternative A will not achieve these objectives.* **Comment by:** Finney, John; Brace, Douglas A.

Response: The comment is noted for the record.

- *Alternative A is too vague and uncertain on the environment surrounding the lake.* **Comment by:** Sanders, Eugene and Anna (Tims Ford Council)

Response: This is partly a reflection of uncertainties associated with continuation of past management trends, which is defined as the "No Action" alternative. Under Alternative A, there are 386 acres for Project Operations, 881 acres for Sensitive Resource Management, and 1,958 acres for Natural Resource Conservation. Industrial/ Commercial development could range from 6 to 67 acres, Recreation could range from 279 to 576 acres, and Residential development could range from 122 to 2,585 acres. Please refer to Appendix G for a listing of parcels and their respective zone allocations for each alternative. Because land disposal decisions would be made on a case-by-case basis under Alternative A, some uncertainty exists about the actual impacts on the environment.

7. Oppose Alternative B

- *Alternative B should be rejected since it will involve significant transfers of development rights to individuals and corporations. Lands purchased with tax payer dollars for the general public use should not be subsequently sold to benefit a small number of individuals.*

Comment by: Smith, Ben L.

Response: The agencies have considered alternatives that considered varying degrees of transfer of development rights. All of these alternatives will be given proper consideration in making the final decision. In accordance with Public Chapter 816, TDEC is encouraged to dispose of those lands deemed suitable for development.

- *Alternative B increases development 33%--much too much.* **Comment by:** Ball, Theodore; Ball, Katherine; Balsley, Bill

Response: This comment has been noted for the record.

- *I am definitely against Alternative B as it is now written.* **Comment by:** Sanders, Ted J.; Karhu, Vicky
- *I am against Alternative B of the Plan because it locates two proposed residential developments in an already highly populated and developed area of the lake. Parcel 14 (Jolly's Rock/Wiseman's Branch) 118.6 acres, and Parcel 36 (Fanning Bend) 204.6 acres, should not be developed since there is already a greater population shoreline density in this area then anywhere else in the remaining shoreline acreage of Tims Ford reservoir.*

Comment by: Otterbein, W. G.

Response: Alternative B has been modified in response to public comments, and is presented as Alternative B1 in the Final EIS. Under this alternative, the proposed allocation for Parcel 14 would be changed to Zone 4, Natural Resource Conservation. Justifications for the allocation change are that: the parcel is adjacent to a sensitive resource area and natural resource conservation lands; it is well forested and contains several small openings, which if managed properly, could provide exceptional wildlife habitat, and it is located directly opposite Tims Ford State Park, which would maintain the viewshed of the State Park. The other parcel identified in your comment did not meet these characteristics, and its allocation to Zone 7 has been retained.

- *Although TVA's SMI (Shoreline Management Initiative) will apply to Tims Ford, the Blended Alternative selected by TVA provides a lower level of conservation restrictions than those recommended by this agency. Alternative B would therefore allow for significantly more residential development than appears prudent or necessary to us. SMI would further allow for more shoreline development on all residential development (including committed lands) than should be allowed.* **Comment by:** Tennessee Wildlife Resources Agency (Aubrey D. McKinney)

Response: The comment is noted for the record. A similar comment was noted previously in the SMI Record of Decision issued in May 1999.

8. Oppose Alternative C

- *Alternative C is completely unacceptable. You must resist the pressure you will receive from real estate agents and county officials looking for more tax money to open more of the lake*

to residential development. C is not an option! **Comment by:** Sanders, Eugene and Anna (Tims Ford Council); Quigley, Roger; Heiss, Robert

Response: This comment has been noted.

- *Alternative C—maximum land development—should be restricted since there are not sufficient safeguards in place, or committed, to assure that this level of development will not destroy sensitive natural areas.* **Comment by:** Smith, Ben L.

Response: Although Alternative C is the maximum land development alternative, the alternative would have certain safeguards in place to protect sensitive resources. Please refer to Section 3.18 of the Final EIS.

- *The quality and natural beauty of the lake needs to be maintained and improved. Alternative C will not achieve these objectives.* **Comment by:** Brace, Douglas A.; Finney, John

Response: The comment is noted for the record. Impact analysis of Alternative C in the EIS states that 55.1 miles of natural shoreline could potentially be changed by development.

9. Satisfied with Draft EIS

- *Thanks for the Draft Environmental Impact Statement. This is an outstanding report and the proposed plans look great.* **Comment by:** Patterson, Joel L.; Dammann, Lisa and David; Shemwick, Tom; Carroll, Marvin; Vineyard, Joe and Jeanne; Fraley, George (Tennessee General Assembly)
- *We are very favorably impressed with the scope, detail and quality of the draft EIS.* **Comment by:** Ball, Theodore; Robbins, Steve; Littlejohn, James H.; Franklin County Planning and Zoning Department (Mark H. Dudley); Mullins, John (Foundation for Educational Excellence)
- *I think that the EIS has struck the appropriate compromise between the needs to preserve the ecological vitality of the region... Allowing more development will bring in more property and sales tax revenues, and provide more jobs. However, as the EIS points out, greater shoreline development has several downsides : decreasing access to the water, decreased aesthetics, and potential decrease in water quality.* **Comment by:** Gottfried, Robert
- *I would like to compliment the two agencies on their work to date. I have read the Draft Environmental Impact Statement: Tims Ford Land Management and Disposition Plan, and I think you did an exemplary job of capturing the myriad of thoughts which were presented at the first round of meetings.* **Comment by:** McGuire, Michael E.
- *The Fish and Wildlife Service has reviewed the documents and offers the following comments. The DEIS adequately describes the resources within the project impact area and the proposed actions' impact on these resources.* **Comment by:** U.S. FISH AND WILDLIFE SERVICE (Lee A. Barclay, James H. Lee)
- *Our review indicates that the proposed management plans would not affect any on-going or planned programs within the Nashville District.* **Comment by:** U.S. Army Corps of Engineers (Ronnie Smith)

Response: The comments are noted for the record.

- *The draft provides very good data to gain an objective opinion. We would again like to see the water quality and environment issue at the top. Also, provide in final definite residential*

allocation and time frame for parcel offer or sale. Since the history was well covered in draft, little needs to be in the final. Concentrate on actions, schedules, and future intentions on management. **Comment by:** Jackson, James and Linda

Response: The parcels proposed for disposal are those in Zone 7 (Residential Development). A final plan approved by the TVA Board of Directors and Tennessee State Building Commission will identify parcels allocated for disposal. The Implementation Process will detail the method and conditions for disposition of parcels.

- We understand that this approach for selecting a blended alternative is consistent with policy in the finalized TVA's general Shoreline Management Initiative (SMI) EIS, which considered "residential shoreline development impacts throughout the Tennessee Valley" (pg. 1-3). **Comment by:** U.S. Environmental Protection Agency (Heinz Mueller)

Response: The comment is noted for the record.

- **EPA EIS Rating** – We rate this DEIS as an "EC-1" (Environmental Concerns; no substantive additional information requested). We base this rating on the uncertainties relative to environmental impacts associated with the TVA-preferred Alternative B, which allows more development of undeveloped plannable lands than is currently the case, particularly when other alternatives (D and potentially a D-B hybrid) proposing less development are available. We encourage TVA to continue to exercise control over reservoir planned development and monitor any development areas before and after construction. **Summary** – Although Alternative B preferred by TVA limits residential development associated with the Tims Ford Reservoir compared to presented Alternative C (maximum land development) it would nevertheless allow more residential development than currently (Alternative A: No-Action) or that is proposed for presented Alternative D (Maximum Land Conservation). Accordingly, EPA inherently has environmental concerns with such an action, but also recognizes that selected Alternative B is a balance between land development and conservation and is consistent with policy in TVA's SMI EIS and is also, at least in part, based on public responses. **Comment by:** U.S. Environmental Protection Agency (Heinz Mueller)

Response: Although Alternative B was the preferred alternative for the Draft EIS, all alternatives are currently under consideration. In response to public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. The management strategy on certain specific lands allocated to Zone 4 in the Draft EIS has been modified under Alternative B1. Specifically, within Zone 4, there are numerous locations where the public land above the 895-foot contour is very narrow. As such, this narrow strip does not provide a sufficient conservation buffer to protect water quality, conserve shoreline habitat, protect shorelines from long term erosion, or retain shoreline aesthetics. Due to the close proximity of private property to the lake, these narrow public land areas have traditionally presented unique management problems, from both a property administration and a resource conservation perspective. Accordingly, these specific areas have been identified and allocated to a new zone -- Zone 8, Conservation Partnership. The primary objective within this zone is to establish a wider shoreline buffer zone by fostering shoreline protection partnerships with the adjacent private property owners. In Zone 8 public lands, TVA may approve requests for limited community water use facilities in exchange for protection easements transferred from the adjacent property owners. A more detailed description of Zone 8, Conservation Partnership, is provided in the Final EIS.

10. Dissatisfied with Draft EIS

- *In the future a cogent summary of the plan would be more effective, useful and cheaper. Much of the current plan should be in a supplement available on request.* **Comment by:** Batchelder, F. E.

Response: An executive summary will be mailed to those on our mailing list. The Final EIS and Final Land Plan will be available to those that specifically want to review the document.

- *So much information for such a little—after all this time is this all you can offer? TERDA had all this. Tell us what you are going to sell and when.* **Comment by:** Sons, Charles E.

Response: The parcels proposed for disposal are those in Zone 7 (Residential Development). A final plan approved by the TVA Board of Directors and Tennessee State Building Commission will identify parcels allocated for disposal. The Implementation Process will detail the method and criteria for disposition of parcels.

- *The EIS is grossly inadequate in terms of cultural resource documentation. There needs to be a detailed or current survey done before any further development.* **Comment by:** Karhu, Vicky

Response: Additional cultural resources information has been added to the Final EIS. As stated on page 3-19 of the Draft EIS, there are 19 sites on the plannable parcels that are potentially eligible for inclusion on the National Register of Historic Places. Future disposal or ground disturbance on parcels not examined by cultural surveys will require an archeological examination prior to the transfer of property or any ground disturbance.

- *The TDEC study, if implemented, would have a significant negative economic impact on some citizens, the current and future Metropolitan tax base, and further land developments within the Metropolitan area surrounding Tims Ford Reservoir.* **Comment by:** Moore County Government (Billy Thomas); Franklin County Government (Montgomery F. Adams, Jr.).

Response: The agencies disagree that a federal recreation resource such as Tims Ford Reservoir has negative economic impacts. Tourism can have positive economic benefits. Residential and commercial development obviously increase tax revenues, and this information is reflected in the Draft EIS. TVA and TDEC also recognized that different types of development have both tangible (e.g., infrastructure) and intangible (e.g., environmental) costs. Because these public lands are not on the county tax rolls, TVA pays tax equivalent payments to Franklin and Moore counties. Information regarding dollars paid directly to Moore and Franklin Counties in lieu of taxes plus dollars that were paid to the State which were redistributed to these counties for 1998 and 1999 is presented in the table below. The purpose of the land plan and the accompanying EIS was to consider a variety of environmental, economic, and social factors to develop a plan that would provide substantial public benefits while protecting the environment. Additional information has been added to the Final EIS in Section 3.12.4.

	Franklin County	Moore County
1998 - \$ Paid Direct	\$10,215	\$2,190
1998 - \$ State Distribution	\$532,602	\$88,326
1999 - \$ Paid Direct	\$10,215	\$2,920
1999 - \$ State Distribution	\$595,992	\$99,529

- It seems apparent that the group was given the answer before the study began. It is obvious from the input received that the people did not want the lake developed. Yet, the group ignored the people and recommended development anyway. Developing Fanning Bend in an already overcrowded area of the lake is a travesty. You are recommending killing a part of the lake to save the rest. Private boat docks should NOT be allowed as the plan recommends. I resent the arrows shot at the lake residents. It was very unprofessional and you should be ashamed and should apologize to us. We are the ones who know first hand the environmental and safety problems already at the lake. The video quoted a few figures for results of the surveys taken from the people. Please provide me a copy of the overall tabulation, by categories, of comments. **Comment by:** Gray, Frank

Response: No decisions will be made until the Final EIS has been completed. The agencies have objectively considered a range of alternatives for accomplishing a land plan. TVA and TDEC technical staff working on the Land Management and Disposition Plan and the EIS recommended the Preferred Alternative based on public scoping comments, existing contracts with TDEC and TVA, Public Chapter 816, and recognition of the presence of sensitive resources. A public scoping report was prepared and was presented as Appendix B of the Draft EIS. Parcel 36, Fanning Bend, was placed in Zone 7 because of its location and access, its topography, and because it is a platted development previously approved by TERDA for Residential Development.

- The EIS does not adequately address cumulative impacts of development on counties downstream from the reservoir as required by NEPA. **Comment by:** Tennessee Conservation League

Response: To the extent that future actions are reasonably foreseeable, the agencies have included cumulative effects on resources affected by the land allocations.

- According to DEIS Sections 1.1 and 1.2, the land being planned is owned by both TVA and TDEC. The DEIS should include a map showing the boundaries of each agency's ownership. We feel TVA is under no obligation to make any of its lands available for expanded residential development. **Comment by:** Tennessee Ornithological Society

Response: TVA and TDEC entered into a contractual agreement to develop a unified and comprehensive land use and disposal plan for the Tims Ford Reservoir to meet the intent of Public Chapter 816. This plan involved both state and federal lands, and this planning effort was conducted without distinguishing between state and federal lands. However, a map showing TVA and TDEC properties is available from TVA upon request.

11. Dissatisfied with Map

- I strongly feel that access to the lake is misinterpreted by many people using the lake. My particular concern is for my strip portrayed on the map as "residential access" above the 895' contour abutting my property, that is very steep and narrow. The subdivision is incorrectly named and is shown as a "private subdivision." The "residential access" behind my property is maybe 10 feet in width and should never be used freely to camp, etc. by others because it is about 30' from my house and between my house and boat dock.*

Comment by: Simpson, Norman W.

Response: A private subdivision is referred to in this EIS/Plan as a subdivision developed by a non-TERDA entity. Lands designated for residential access are public lands, and they will remain available for public use. Maps in the Final EIS and the Plan and have been changed to clearly differentiate between existing Residential Access and proposed Residential Development.

- Analysis of the different options by the public is severely hampered as only alternative (preferred) B is graphically shown on the Exhibit 1 map. Further, a Parcel by Parcel listing in the plan is supported by information steering the readers toward Plan B.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Each alternative represents a planning approach. The Preferred Alternative was used to develop the proposed plan and map. The agencies believe that the parcel descriptions in the Land Management And Disposition Plan, along with the table in Appendix G, provide an adequate description of each alternative.

- Rock Creek Estates is labeled improperly, it should be Wild Geese Landing. Residential access should be better defined and more organized in presentation to the public.*

Comment by: Simpson, Norman W.

Response: The map in the Final EIS has been changed to correctly identify Wild Geese Landing. The maps and land plan have been modified to show the difference between Residential Access and Residential Development.

- I believe the map included in the draft environmental impact statement show part of 59, classified as Zone 4, to include part of my property.* **Comment by:** Herron, Dean

Response: The boundary of Parcel 59 has been changed on the map in the Final EIS to reflect its correct location.

- TVA and TDEC have jointly left out of a comprehensive Land Management and Disposition Plan 1.32 plans of right to allow expansion of Tims Ford State Park in 1997—access to the lake permitted in June 4, 1997, and a right for a pier to be allowed to be hooked with a small tract of land in Cynthia Hollow. I certainly believe this is an oversight on your map and in your draft. I request this be corrected before your final draft. Maybe show it as Zone 8 – Residential access – prior to the park expansion and to always to be with that property.*

Comment by: Sanders, Frank

Response: Both agencies are aware of the existing permit. This permit will be honored, i.e., "grandfathered." The Land Management and Disposition Plan and map do not reflect existing private water use facilities on committed lands.

12. Pollution and Water Quality

- *It appears that the water quality of Tims Ford lake may be significantly impacted by the large numbers of livestock that have direct access to the lake. We recommend that livestock be excluded from the lake and a 100 foot shoreline management zone (SMZ) be incorporated into current future and agriculture licensing. Comment by: U.S. Fish and Wildlife Service (Lee A. Barclay, James H. Lee)*

Response: Both agencies have agreed to work with licensees to reduce potential adverse effects to water quality by including appropriate measures in licenses renewed in the future. Measures include providing alternative water sources; minimizing access through watering lanes; establishing 50-foot buffers, and implementing agricultural best management practices (BMPs).

- *We further recommend establishment of a 100 ft SMZ along zones 5, 6, and 7. Thank you for the opportunity to comment on this action. Comment by: U.S. Fish and Wildlife Service (Lee A. Barclay, James H. Lee)*

Response: In the Record of Decision for its Shoreline Management Initiative, TVA determined that a 50-foot Shoreline Management Zone (SMZ) for residential areas (i.e., Zone 7) would protect water quality and shoreline habitat as well as meeting the needs of adjacent landowners. For Zones 5 and 6, the width of the SMZ would be determined on a case-by-case basis.

- *My main concern is for water quality and wildlife. Excessive development will have a polluting effect as I'm sure you are well aware. Comment by: Smith, Jerome D.; Miller, Dr. Monte B. (Tims Ford Council); Pollock, Wayne; Ayers, Floyd; Mullins, John (Foundation for Educational Excellence); Richards, Robert; Edens, Jim*

Response: The comment has been noted.

- *Enforce farm stock access rule and other pollution reduction rules. Comment by: Tingley, Ted*

Response: The landowner is responsible for complying with all local, state, and federal regulations. Both agencies will work with the agricultural licensees to implement agricultural Best Management Practices (BMPs).

- *Lack of responsibility for private business to help educate and eliminate the pollution by patrons using their facilities. Post laws dealing with pollution at all public access sites. Comment by: Simms, James R. (Tims Ford Council)*

Response: Both agencies participate in programs that promote environmental awareness, such as the National Clean Boating Campaign.

- *No further development is the responsible plan for Tims Ford. The lake is slowly dying from septic tank pollution as well as pleasure boating. Comment by: McQuinn, J. H.; Jackson, Ray D.; Scarborough, Nancy*

Response: In response to concerns about septic tanks, TVA and TDEC have done additional analysis, and Section 3.1 of the EIS has been revised. Strict adherence to TDEC Division of Groundwater Protection rules in siting, design, installation, and operation of

these systems would allow development to proceed without water quality being compromised by wastewater (see Section 3.3). Although adoption of either Alternative B and C could lead to an increase in boat traffic (increases of 12 and 28 percent, respectively), we believe there is adequate surface acreage available to accommodate this increase in traffic.

- *If the lake was utilized for maximum development then the chances of polluting the lake increase. Every house and building that is built on or near the lake will compound the problems of pollution. Homeowners use herbicides and pesticides to control their environment and these contaminants ultimately enter the lake...the water people drink comes directly out of the lake. Of particular concern is potential impact on water quality in the lake that will come with more lawns (nationally a large source of water pollution via herbicides and fertilizers) and septic failures. I expect runoff from the new golf course to create water quality problems.* **Comment by:** Gottfried, Robert; Maglothlin, Richard L. II; Smith, Edgar D.; Town of Estill Springs (Alderman Robert Dean); Balsley, Bill; Walters, John J.; Edens, Jim

Response: This comment has been noted. These potential impacts are discussed in Section 3.3 of the Final EIS.

- *The Executive Summary clearly states that the reservoir is an area of Karst geology that make groundwater flow rates and directions difficult to determine. If you cannot determine the flow rates and directions of the groundwater, then how can you determine the amount of pollutants that enter the lake?* **Comment by:** Maglothlin, Richard L. II

Response: Because the hydrogeologic characteristics of the subsurface have been only moderately defined, we were unable to precisely estimate the amount of contaminants that might be entering the reservoir in the Draft EIS. Similarly, contaminant source types, locations, and quantities are undetermined at this time. Predictions of this type, especially on a regional scale, are likely to produce inaccurate results.

- *The other uses in the definition such as: Business parks, Industrial access, Barge terminal, Fleeting areas, etc., do not appear to be environmentally responsible.* **Comment by:** Panzarella, Philip P.

Response: These uses are typical for land allocated to Zone 5 (Industrial and Commercial Development). Some of these uses (e.g., barge terminal and fleeting areas) are not appropriate on every reservoir, including Tims Ford Reservoir.

- *It is a beautiful treasure this lake and hopefully the expansion and development will be kept to a minimum, especially the marinas. Regulate the number of slips and especially those for large houseboats, which cause more pollution of the water and erosion of the banks than other water craft, should be part of the long-term plans.* **Comment by:** Martin, Bill

Response: Expansion of existing marinas and development of new marinas are subject to TVA approval and subsequent environmental review. In its approval and environmental review process, TVA will consider such factors as potential erosion and water quality impacts.

- *As new growth occurs in the surrounding cities so does the use of water vehicles and more importantly, the use of boats with "heads." There must be laws enforcing pump out regulations. Houseboats especially need to be responsible for the waste water. In the past I have heard and witnessed waste pumped into the lake.* **Comment by:** Hawn, Ned W.

Response: Current TDEC regulations prohibit boats from discharging wastewater directly into Tims Ford Reservoir. Holiday Marina, Tims Ford Marina, and Tims Ford State Park Marina currently have pump-out facilities for use by the public.

- *The area across from Tims Ford Park has been built up and now find water quality and plant life disappearing as wild azaleas and mountain laurel are scraped off for building. The lake is no longer as clean as when we came.* **Comment by:** Larson, Buryl and Noveta

Response: The subdivisions near the Tims Ford State Park were previously approved for residential development. Section 3.2.1 of the Final EIS has been revised to describe the water quality trends on Tims Ford Reservoir.

- *Second, cattle and water quality. In 30 years I've not known of a single instance of real pollution from cattle on rented land. I found interesting one comment in your scoping report about how clear the lake was when these folks came here in 1977. Cattle were then and had been for years a part of Tims Ford (and of the Elk River for generations before that). Since that time the number of cattle has steadily decreased as tracts have been developed. In their place you have hundreds of homes with individual septic systems. I realize some lake users don't like to see cattle in the lake, but if there's a problem with E-coli in Tims Ford, it's not the cows.* **Comment by:** McCain, Phillip

Response: A recent University of Tennessee study conducted by Extension Specialist, Dr. Robert Burns, has shown that uncontrolled cattle access can have negative impacts on streams. Provision of water gaps or cattle access lanes along with the fencing of the shoreline can effectively control shoreline erosion. Buffer zones and established riparian areas are also excellent Best Management Practices (BMPs) to protect the shoreline and decrease sediment loss.

TVA prefers to limit direct access for livestock to water in the reservoir. Where access is allowed, TVA requires use of BMPs such as cattle crossings or water gaps and streambank fencing. The Wheeler Watershed Team provides technical assistance and identifies funding sources for designing and implementing these BMPs. Cost sharing demonstration projects are also considered.

- *We need to be very conscious of maintaining the shorelines, protecting with a buffer strip back from the lake. We need not to develop on steep slopes or on drainage areas that go into the lake. I think the overall stream basin needs to be studied to determine what areas need to be preserved, where the retention basins should be put to eliminate sediment going into the lake and prevent excessive runoff and siltation in the lake. We should have a buffer and not allowed to be denuding the lots next to the lake because the very steep slopes will allow the runoff and sedimentation to go into the water. The one last comment I have is I think the cattle should be removed from at least three hundred feet (300') around the lake because they create an additional BOD loading on the lake, itself.* **Comment by:** Lee, Don

Response: The criteria used to identify parcels suitable for development included consideration of slope and terrain. Parcels proposed for new development will incorporate a 50-foot buffer above the 895-foot contour and will be subject to vegetation management requirements. TDEC recently formulated a four-year strategic plan to protect and enhance Tennessee's rivers, lakes, wetlands and groundwater, and to ensure they support a healthy environment and public uses. TDEC is responsible for monitoring water quality and for identifying opportunities and innovative strategies for improving water quality.

The Division of Water Pollution Control works with landowners, farmers, and industry to limit the impacts of various activities to Tennessee's waters. Please see the previous response regarding TVA's livestock policy.

- *The DEIS clearly states that water quality (dissolved oxygen) and benthic aquatic life in the lake are degraded (rated 'poor') due primarily to nutrient loading. The report also states that existing septic systems are likely failing at a 30% rate. Alternative B (TDEC/TVA preferred) would allow 2,292 residential lots to develop including 458 lake front lots. We therefore question the DEIS conclusion that water quality is "...unlikely to be significantly degraded" with build out of Alternative B. Further water quality declines are likely to affect what is now a very popular and productive fishery. Species of immediate concern to us in this regard are walleye and striped bass. Comment by: Tennessee Wildlife Resources Agency (Aubrey D. McKinney)*

Response: In response to concerns about septic tanks, TVA and TDEC have performed additional analyses, and Section 3.1 of the EIS has been revised. Septic systems are regulated by the Division of Ground Water Protection (GWP). GWP issues construction permits for septic systems, and this process includes a soils evaluation. For lots in excess of 5 acres, this is done on a lot-by-lot basis. Lots smaller than 5 acres require approval as a subdivision, and a soils map must be prepared by a licensed soil scientist. Unless there is sufficient, suitable soil, GWP will not issue any construction permits. If failures are occurring, it may be for reasons other than improper design or construction. GWP responds to complaints about system failures. Appropriate enforcement action will be taken to correct the identified problems and protect water quality. With appropriate evaluation of the site, construction of the system, and education of the homeowner, system failures can be minimized.

- *Water Quality – Under the category of Land Use, Table 2.3-3 states that "459 new water front lots could be built." If so, will such homes generally be on septic tank or on a sewer system? Would construction of septic tanks be denied if soil filtration is not acceptable (or lot sizes are too small) and would any permitted and constructed tanks be periodically inspected to prevent leakage into the reservoir? Also, will TVA water quality assurance teams periodically sample for fecal bacterial contamination along waterfront properties? Comment by: U.S. Environmental Protection Agency (Heinz Mueller)*

Response: New development will proceed with the appropriate treatment system determined on a case-by-case basis. The TDEC Division of Water Pollution Control (WPC) policy dictates that certain wastewater treatment systems be considered and found to be unsuitable before other systems will be considered. The alternatives to be considered and the order of consideration are as follows:

1. Connection to a municipal/public sewer system or subsurface onsite disposal as regulated by the Division of Ground Water Protection (GWP).
2. Onsite disposal by spray or drip irrigation as regulated by WPC.
3. Direct discharge to a waters of the State.

Development cannot proceed unless a suitable wastewater treatment system can be approved. Systems permitted by WPC will receive regular inspection. WPC design criteria for Septic Tank Effluent Pumping (STEP) systems require that the septic tanks be watertight and be tested for watertightness both at the manufacturers facility and after they have been placed in the ground. The GWP issues a construction permit and performs an inspection before the system is covered. GWP regulations call for the septic tanks to be watertight. There are no State provisions that require the GWP to inspect systems after the installation has been inspected and approved. However, the Division has provisions in

place to respond to complaints about system failures and to require that the system be repaired, if needed.

- **No additional septic-tank waste systems**—On page 3-3 the draft EIS states that “30 percent of 371 septic systems visible on photographs of the Tims Ford Reservoir shoreline area exhibited a high probability of failure or suspicious moisture patterns.” This section further states that the geology of the area, in concert with ground water and surface water patterns, may allow for the contamination of the reservoir by waste resulting from human activities (e.g., industrial releases, fuels spills, faulty septic systems). **Comment by:** Tennessee Conservation League

Response: In response to concerns about septic tanks, TVA and TDEC have performed additional analyses, and Section 3.1 of the EIS has been revised. Interpretation of infrared photographs indicated distinctive moisture patterns in 14 percent of the septic tanks visible, and suspicious moisture patterns in 16 percent of the septic tanks visible. However, suspicious moisture patterns do not necessarily depict a high probability of septic tank failure. Other indicators of septic tank failures may include lush growth, moisture patterns, soft/spongy earth above the system, out of crop, and full capacity. The presence of one of these indicators does not necessarily mean a system failure. Soil type and liquid fertilizer resulting from a normal septic tank operation can produce moisture patterns on the surface. Septic lines naturally cultivate grounds. Assessment of septic tank failure indicators is dependent on weather conditions, soil disturbances, effluent loading, system capacity, and the age of system.

The Final EIS has been revised to show that septic tank failures are not categorized with oil/fuel failures. These are two different categories of environmental impacts. Industrial releases and fuels spills mentioned are assumed to be accidental releases. As such, they could happen at any location, and material from such releases could likely enter ground water or surface water. The Division of Water Pollution Control (WPC), the Division of Underground Storage Tanks (UST), and the Division of Solid Waste Management would work to insure that an adequate cleanup was done to protect waters of the state in the event of such a spill or accident. UST has regulations regarding underground gasoline storage tanks at service stations and markets. Otherwise, very little can be done beforehand to lessen the impact from such releases.

- *Currently water quality in Tims Ford Reservoir is varied. Water quality has been rated “poor” in terms of dissolved oxygen content, “fair” in terms of sediment pollution, and “good” for Chlorophyll production. The reservoir is impacted directly by low dissolved oxygen discharges from Woods Reservoir, municipal sewage plants, and siltation resulting from agriculture. Based on the draft EIS, only Alternative D would minimize the worsening water quality in Tims Ford Reservoir.* **Comment by:** Tennessee Conservation League

Response: Certain environmental and water quality problems are inherent due to the design of the reservoir. The impoundment slows the Elk River, causing it to drop its sediment load. At the same time, the broad expanse of water, compared to the original channel, causes temperature increases and promotes algae growth. The increased sediment load and temperature tend to drive oxygen levels down. These factors affect water quality even in the absence of development. If the release of water from Woods Reservoir is other than surface overflow, these same factors could result in a low dissolved oxygen downstream of the discharge.

Agriculture and silvicultural operations are exempt from certain requirements of the Water Quality Control Act (T.C.A. 69-3-101 et seq.). Complaints about runoff from such

operations, non-point source pollution, are presently referred to the Tennessee Department of Agriculture and the Tennessee Division of Forestry. WPC regulates discharges to Tims Ford Reservoir and its various tributaries through the National Pollutant Discharge Elimination System (NPDES) permit program. These NPDES discharges would continue to be regulated under any of the alternatives. As discussed in the EIS, Alternatives B and C could potentially increase sewage and siltation. Site-specific proposals would be closely monitored to minimize these additional impacts.

- *In response to these facts, the League recommends that within the context of Alternative B, no additional septic-tank waste systems be allowed. Specifically, the League proposes that alternative waste management systems be utilized. Technologies, such as "grinder" sewage-treatment systems, are now available, economically feasible, and effective at treating wastewater. Comment by: Tennessee Conservation League*

Response: The review conducted by TDEC Ground Water Protection in the process of issuing construction permits for septic systems includes a soils evaluation. For lots larger than 5 acres, this is done on a lot-by-lot basis. Lots smaller than 5 acres are subject to approval as a subdivision, and require a soils map prepared by a licensed soil scientist. Unless there is sufficient, suitable soil, GWP will not issue any construction permits.

WPC encourages the use of alternative technologies. The technology mentioned, "grinder" systems, is a collection system technology. This type of collection system transports the wastewater to a wastewater treatment facility for treatment and ultimate disposal. This would probably discharge to the reservoir. WPC is encouraging treatment technologies which produce a high quality effluent with little operator attention. Disposal of the treated effluent by spray or drip irrigation is the preferred option, but a discharge to the reservoir could be considered. The prohibition of septic systems would not guarantee that the wastewater from additional development would not enter the reservoir.

The best way to insure that ground water, surface water, and ultimately Tims Ford Reservoir are protected is to evaluate each development on a case-by-case basis and ensure that the appropriate technology is designed, installed and used.

- *Enhanced shoreline buffer zone—The League recommends that no less than 100-foot shoreline buffer zone be implemented for all public lands proposed for residential or industrial development. Additionally, we recommend no less than a 100-foot shoreline - buffer for those public lands adjacent to existing residential development, for which deeded rights of access to the reservoir will be sold to the backlying property owner. Comment by: Tennessee Conservation League*

Response: In the Record of Decision for the Shoreline Management Initiative, TVA determined that a 50-foot wide Streamside Management Zone would provide an adequate buffer zone for residential areas. This was a compromise between a minimum 25 feet to protect water quality and a wider zone needed for shoreline habitat creation and protection.

- *No present or future analysis was made for the effects of urban sprawl and growth in the reservoir or downstream--water quality loss or the resulting cost of repair. Comment by: Tennessee Conservation League*

Response: Potential effects on water quality are addressed in Section 3.3 of the EIS. The agencies determined that water quality thresholds would not be exceeded as long as TDEC requirements are met. Because much of the reservoir is in rural areas, the agencies do not

believe that city sewers would generally be available in development areas. As described previously, other wastewater treatment systems would likely be used.

13. Litter

- *We the landowners are the people who pick up the trash dumped into the lake by boaters and people camping in unauthorized areas. I don't see sanctions being enforced to preserve the beauty of the shoreline from the litter standpoint.* **Comment by:** Pastoral, John R. (Golf Shores Subdivision); Perry, Alton
- *It is very disappointing to see the amount of litter floating on the lake following a weekend. The source of this pollution should be found and eliminated.* **Comment by:** Montag, Ken
- *I feel there should be a committee of people to clean the area when the lake is down.* **Comment by:** Rouse, Marcia

Response: Camping is generally allowed on all TVA lands surrounding reservoirs excluding dam reservations. Camping in State-managed areas is limited to designated camp sites. Law enforcement officers routinely enforce litter regulations. TVA assists in organizing annual lake clean ups on Tims Ford Reservoir. Clean up participants are represented by other State and local groups, including lake users and home owner associations.

14. Erosion

- *The removal of trees and other indigenous plants will cause runoff during periods of rain and cause further silting of the water, which will directly affect the quality of the water... The DEIS predicts that erosion will cause soil to enter the lake from the construction of any structures. Looking at the condition of the soil does it make sense to allow this land to enter the lake?* **Comment by:** Maglothin, Richard L. II

Response: With respect to vegetation management, TVA's Shoreline Management Policy (SMP) applies to Tims Ford reservoir. This policy requires adjoining residential landowners to submit vegetation management plans for the use of TVA land. Section 3.18 of the EIS has been revised to reflect a requirement for a vegetation management plan that will require review and approval from TVA. All parcels allocated for Zone 7 (Residential Development) where there will be new residential development will have a 50-foot Shoreline Management Zone (SMZ) above the 895-foot contour. TVA will retain fee ownership of this SMZ. Site-specific construction BMPs and environmentally sensitive planning of new developments could lessen potential adverse impacts to water quality.

- *I am in favor of keeping a maximum amount of acreage as wilderness space left undeveloped to prevent erosion and contamination of the water.* **Comment by:** Mullins, John (Foundation for Educational Excellence)

Response: The comment is noted for the record.

- *Too many sea-doo's and fast boats are eating away the shore, requiring loads of rock to protect the shoreline.* **Comment by:** Larson, Beryl and Noveta

Response: Both agencies share your concern about bank erosion and shoreline protection. Please see Section 3.4 of the Final EIS for more information on shoreline erosion. TWRA currently regulates watercraft operation on State waters.

- *Shoreline erosion caused by increased boat traffic is a major problem. TVA should offer some assistance to remedy this problem. Develop a plan to prevent shoreline erosion. Possibly helping with cost of rip-rap or other erosion control devices. Comment by: Edens, Jim*

Response: Upon request, TVA provides ongoing technical assistance to waterfront property owners regarding erosion control. TVA periodically conducts erosion control demonstration projects. Because of the benefits of erosion control projects undertaken by private landowners, TVA waives the processing fee for shoreline protection projects.

- *I have a complaint about the Slalom Ski course located in Anderson Branch. Is it permitted? The ski boat traffic has broken my dock and eroded my shoreline due to wave action. The course has probably adversely affected the entire area and should be moved. Comment by: Best, Tom*

Response: This slalom ski course is currently approved by TVA under Section 26a. The Wheeler Watershed Team examined the course and were not able to substantiate your complaint. Please contact the Wheeler Watershed Team at (256) 386 2560 if you have questions or need additional information.

- *Cattle and shoreline stability. In almost 30 years I can't recall ever seeing a place that I thought had been damaged by cattle use. I'm told such a site exists. In that case, I'm sure the leaseholder would cooperate with TVA/TDEC to correct the situation. That would be the model I would suggest for the future, rather than wholesale banning of grazing. The erosion of shoreline, the undermining and loss of shoreline trees are occurring on Tims but not because of cattle. If that were the case there are lots of areas that have never have cattle that would not have these problems – yet. They occur there just the same. The reason for this is that practically all this deterioration is due to wave action. Comment by: McCain, Phillip*

Response: We agree that wave action can be a significant cause of erosion. However, TVA and TDEC also believe that direct access to the water by cattle can cause bank erosion and subsequent water quality problems. As previously noted in Section 12 of the Response to Public Comments (Pollution and Water Quality), studies have been conducted that indicate uncontrolled cattle access to the reservoir has a negative impact on bank erosion and water quality. Both TVA and TDEC will work with property owners in developing BMPs that will limit cattle access to the reservoir.

15. Maintenance

- *Boat dock quality should be severely controlled. Many junk boat docks currently in place should be condemned and replaced. Comment by: Singer, David A., Jr.; Taylor, Ewing*

Response: TVA regulates the construction of water use facilities. Although TVA does not strictly control the quality of the construction materials used or the structural design of facilities, these facilities are closely monitored for compliance with any conditions of the approval and with the regulations. TVA may revoke approvals and remove facilities that are not constructed in accordance with the plans as approved by TVA, or if facilities are not kept in a good state of repair. TVA's Wheeler Watershed Team routinely patrol Tims Ford Reservoir.

- *Our property line to the lake on the east is approximately 450 feet. We have been mowing and maintaining about 200 feet of this property since we have lived here. We are requesting permission to continue this maintenance program because we believe that it harms no one and enhances our quality of life. The lake will grow up and look really bad from the lake to the property which has been developed. There should be some rules to how they maintain this property. I've always maintained the TVA area as far as mowing because it gives me a nice lakefront view. I totally resent the fact that they're stopping me from doing this.* **Comment by:** Green, John; Peck, Pam

Response: Vegetation management along the shoreline is handled on a case-by-case basis. The amount of vegetation management allowed depends on the zone designation of the public land fronting your property. Property owners are encouraged to contact the Wheeler Watershed Team at (256) 386-2560 for information about Vegetation Management Plans.

16. Water Levels

Curious to see what will be done about lake level flux—too much this year (1999, several trees at shoreline fell due to fluctuation)...we noticed extensive erosion this summer—the water level is too high at 888 for trees most of the summer. Why not stay at 886 to 887 in an effort to maintain shoreline? **Comment by:** Dammann, Lisa and David

Response: Tims Ford is a multipurpose reservoir, and it accommodates flood control, power generation, water supply, recreation and water quality purposes. Tims Ford was designed to have a minimum operating reservoir level of 883 from mid-May through mid October. This provides five feet of reservoir storage during the summer for multiple purposes. To provide as much discretionary release water in the reservoir for use during the summer and early fall, the reservoir is filled to its preferred level of 888 feet by mid spring, weather permitting. The reservoir space from elevation 888 to 895 (i.e., top of gates elevation), is reserved specifically for temporary use during flood control operations. Limiting the fill to a lower level, say 886 or 887, would significantly reduce the water available for power generation, downstream flow augmentation for water quality and water supply. It would also result in overall lower pool elevations and could possibly detract from reservoir recreation use.

- *We definitely need enforcement of the 898 line.* **Comment by:** Torrell, Carolyn M.

Response: The Wheeler Watershed Team routinely conducts shoreline inspections to detect encroachments that are located below the TVA boundary line, the 895 contour. Please forward specific information to the Wheeler Watershed team at (256) 386-2560.

17. TERDA

- *TERDA was a splendid agency—desperately need more development land for residences—we need a better tax base.* **Comment by:** Sons, Charles
- *Let local people run the Tims Ford area—put TERDA back in business.* **Comment by:** Burgoyne, Caleb; Ball, Theodore; Ball, Katherine
- *Some consideration should be given to those who have used the lake since before TERDA was dissolved.* **Comment by:** Pastorial, Susan; Ingle, Douglas A.

Response: These comments have been noted for the record.

- *(Understand that a plan was put forth years ago when the Dam was put in, why not dust off this plan and take a look)* **Comment by:** Kennedy, Mike

Response: Please refer to Section 2.1.2. (see page 2-6 of the Draft EIS). An early concept for land uses on the reservoir is illustrated in Table 2.1-4. It assumed residential development would be less prominent (i.e., small cabins and cottages) than the current type of residential development we see on Tims Ford today. The agencies have presented another alternative (Alternative C), which is consistent with many of the objectives of the original plan. The original concept could not be used in its entirety because it was not comprehensive, and it did not consider sensitive resources and other environmental concerns.

- *The TVA lands acquired under eminent domain were taken against the will of landowners for public use. Selling these lands back to the public, in my mind, would be an affront to those landowners and a breach of public trust. It is my understanding the TVA lands would not be sold, only former TERDA lands. Consequently, from an ethical perspective I believe that this is a correct course of action.* **Comment by:** Gottfried, Robert

Response: You are correct that Public Chapter 816 refers only to the disposition of former TERDA lands. Lands currently owned by TVA were obtained in situations where the original landowners were unwilling to sell during the land acquisition for Tims Ford Reservoir. This land was deemed necessary for project operation and was acquired by TVA under eminent domain. In the past, TVA declared such property surplus and transferred land to TERDA for its disposition for Project purposes.

Both agencies feel the original project objectives would be best met by the creation and implementation of a unified reservoir land management and disposition plan. In order to implement these objectives, both State- and TVA-owned property were included in the draft plan. The planning process allocated all parcels of land to their most suitable uses, thus providing for economic and residential development of the reservoir while protecting important sensitive resources. Tims Ford project lands identified for sale will be sold at fair market value by public auction or by advertised sealed bids. The distributions required by Public Chapter 816 through the sale of lands for development and the economic development of those lands provide economic benefit to the reservoir and Elk River watershed.

- *Statements in the TERDA Long Range Plan (page 1-4) and Public Chapter 816 (page A-6) may appear paradoxical; however, I submit they are in fact complimentary. This paradox is based in part on use of a model biased toward developers and county governments. For instance, economic impacts are measured in terms of income and tax gains without considering taxpayer/ratepayer and business costs, the sociological impact of change against evolving values, or the ethics of who gains and loses.* **Comment by:** Tennessee Conservation League

Response: The analysis in the EIS is not biased toward any particular interests because it considers a range of alternatives including maximum development and maximum conservation. The agencies will weigh both quantifiable and non-quantifiable considerations prior to making a decision.

18. Favor Expanding State Park

- *Addition to the park and other areas is a great idea.* **Comment by:** Faulk, W. R.

Response: This comment is noted for the record.

- *Consideration should be given to disposing of development in residential access areas in such a way as to maximize the income and use this income for capital improvements at Tims Ford State Park (e.g., inn, restaurant, conference center, campgrounds, group lodge, marina expansion, etc.). Net profit from the sale of property should go to Tims Ford State Park exclusively for the development of a inn (with a quality restaurant and development of another RV camp ground).* **Comment by:** Hurst, Hugh; Silver, Robert C.

Response: The agencies are seeking to balance economic benefits with natural and sensitive resource protection. The disposition of TDEC's proceeds from land sales has not yet been determined.

19. Oppose Expanding State Park

- *Metro opposes the placing of additional Moore County lands into the Tims Ford State Park.* **Comment by:** Moore County Government

Response: The portion of Parcel 3 in Moore county was placed into Zone 6 in order to provide a contiguous boundary for the State Park while incorporating the existing public use area Anderton Branch. It also provides visual continuity and protection of existing State Park property and the public use area.

- *The report includes four pieces of shore-line property bordering Moore County in the Tims Ford Park, disregarding an earlier resolution by the Metropolitan Council to not include any land within the park.* **Comment by:** Moore County Government (Billy Thomas)

Response: Parcel 10 and the immediately adjoining State Park property is an existing TERDA-developed public use area that TDEC proposed to manage as part of the State Park. These comments were considered prior to the 1997 decision to include the land into the State Park. Parcel 10 would remain allocated to Zone 6, Recreation, due to the established recreational use.

- *State park does not need all that land—leave islands alone. Let TN wildlife police the area shoreline and islands—leave area shoreline and islands alone—leave proposed state park lands as they exist today.* **Comment by:** Burgoyne, Caleb

Response: Public Chapter 816 specifically authorized TDEC to utilize reservoir lands for the expansion of the Tims Ford State Park. Sites proposed for inclusion in the State Park include areas where there are existing recreation facilities such as boat ramps, which require ongoing management. Other areas being reviewed for inclusion in the State Park would accommodate expansion of existing recreation operations (e.g., Parcel 76, which is adjacent to Devil's Step Campground). Other areas could be reserved for future recreation development opportunities (e.g., Parcel 32). Please note that no islands are proposed for addition to the State Park. Those islands that are coded with a red hatched line pattern are already a part of Tims Ford State Park. Officers of the Tennessee Wildlife Resources Agency do not have general police powers. Because of the nature of the land ownership

and the activities that are likely to take place on these lands, we anticipate that TVA police, State Park rangers, and TWRA officers will have some overlapping jurisdiction.

- *On the map, there is a designated Parcel 4. To the right of that parcel, there is land that shows being committed to the State Park. Actually, in order to access that land for the State Park, you would have to transfer private property. Our perspective on that is that would be one case in point that the land could be put to bid if the State owns it or a public auction if TVA owns it so that it becomes contiguous with the residential developed property. There is a private residence that adjoins that property and that seems to be a more common sense approach to the development of that little peninsula, nor a larger peninsula that's designated Tims Ford State Park right below Parcel 4.* **Comment by:** Bowling, Janice

Response: Even though vehicular access may not be available to the site, this property remains public land accessible by water or by foot. As such, this property is available for informal recreational activities. The rationale for allocating Parcel 4 to Zone 4 is provided in the parcel descriptions of the Land Use and Disposition Plan.

20. Natural Resources

- *All lands not already committed should be designated as natural resource conservation, state parks, or sensitive resource management.* **Comment by:** Kirk, Larry D.; Miller, Dr. Monte B. (Tims Ford Council)
- *It is my opinion that the land surrounding Tims Ford should remain undeveloped and left in its natural state...Preservation of natural areas should be a high priority in land management. I hope it stays as pristine and natural as it is...* **Comment by:** Kurfman, Kathy; Childress, Garth R.; Pepper, J. Ross; Strohmeier, Clint; Carothers, Kathy; Voorhies, Jessie W.; Quigley, Roger; Cambron, Kathy L.

Response: These comments have been noted.

- *A limited amount of forest and wildlife management, to the extent that it does not severely impair the public's enjoyment of these open spaces, is also acceptable. Also to be kept in mind are the ecological functions these public lands provide to keep Tims Ford Lake clean with a reasonable population of healthy aquatic life.* **Comment by:** Strohmeier, Clint

Response: Under all the alternatives, forest and wildlife management activities would be conducted in Zone 4 areas. The lands would be managed for maintenance of ecological functions and to support informal recreational opportunities for the public.

- *Shoreline forestation and lower story vegetation can be protected by adequate regulation, limitation, and enforcement of rules that limit vegetation removal, rules and incentives that promote regeneration, and plantings. Land can be developed and the environment (all biomes) can be protected and improved at the same time.* **Comment by:** Franklin County Government (Mark H. Dudley); Cambron, Kathy L.

Response: TVA and TDEC agree that appropriate application of these measures can effectively prevent shoreline erosion and prevent water quality degradation. The Shoreline Management Policy guidelines are designed to protect the integrity of the shoreline, and deal especially with vegetation removal.

- *It is essential to the Native tradition to have wild and natural places to visit and to hunt and fish in order to maintain personal harmony and to teach our children.* **Comment by:** Tennessee Commission of Indian Affairs (Toye Heape); Ayers, Floyd

Response: The comment is noted for the record.

- *As there is growing incentive for clear cutting hardwoods and replacing them with pine trees, I ask that the Tims Ford land currently in agricultural use be permitted to return to a natural state of indigenous trees and plants without pine plantations. If there is potential for reclaiming grassland with native prairie grasses, I encourage you to do so.* **Comment by:** Ayers, Floyd

Response: The Tims Ford Land Management and Disposition Plan will be used to guide future land management decisions on Tims Ford Reservoir. TVA's intends to prepare unit-based natural resource management plans for TVA-owned lands allocated to Zone 3 (Sensitive Resource Protection) and Zone 4 (Natural Resource Conservation) after the Tims Ford Land Plan is completed. With customer/stakeholder input, these "tactical" unit plans will enable TVA to develop goals and objectives for these lands and to determine the appropriate management activities to be applied to achieve the desired future results. Future timber management, open lands management, establishment of native grasses, and natural succession are management options that could be considered to achieve some future desired conditions on Tims Ford lands. However, no decisions will be made on the level or types of resource management for Tims Ford lands until a unit management plan, with customer/stakeholder input, has been developed.

- *All natural resources should be conserved for educational and rustic recreational areas.* **Comment by:** Scarborough, Nancy; Rouse, Marcia

Response: Implementation of Alternative D would result in conservation of these natural resources. Under the other alternatives, these resources would be protected in the areas allocated as Zones 3 and 4. Please refer to Table 2.3-1, Comparison of Alternatives.

- *The future of our economy probably resides to a great extent in the quality of life we offer: a rural setting with high quality recreational opportunities in the form of the lake and mountain areas. They provide the basis for a growing tourism and recreation industry. These natural resources already have attracted large numbers of high-income and highly educated people to live in our area. In many parts of the country new businesses establish themselves in these sorts of areas that offer attractive natural surroundings. Our future growth may depend in large part upon our protecting the natural resources that give rise to these amenities and ensuring that development does not compromise them.* **Comment by:** Gottfried, Robert

Response: Your comment has been noted.

- *Why will it take TVA 5 - 10 years to develop a resource management plan as described in paragraph 3.18?* **Comment by:** Maglothin, Richard L. II

Response: The time required for such plans depends on funding, staffing levels and existing priorities.

- *It is legally and ethically incumbent on processes like this EIS to employ the latest advances in the natural and social sciences to measure current and predicted future trends, then*

weigh costs against benefits before evaluating options and making recommendations.

Comment by: Tennessee Conservation League

Response: The agencies have used current methodologies available in the natural and social sciences to conduct the impact analysis. The agencies agree that a traditional cost-benefit analysis may be helpful in comparing alternatives and making decisions. However, there are non-quantifiable factors that need to be considered in this and other land plan decisions. The agencies believe a land allocation plan is a type of action with many non-quantifiable considerations and will consider these in the decision-making process.

- *The DEIS and Plan fails to include much readily available information on the natural resources of the surrounding region. For example, the report "Managing Natural Resources – A Planning Guide for the Elk River Watershed," recently published by TWRA, TDEC, and TVA, and the databases on which the report was based, do not appear to have been used in the preparation of the DEIS and Plan. The maps in this report show regionally high vertebrate species richness, and regionally high species richness of breeding birds on Tims Ford lands. The land use/land cover map in the report also shows that the Tims Ford lands contain a significant proportion of the forested lands in the Highland Rim section of the watershed.*

Comment by: Tennessee Ornithological Society

Response: A variety of information concerning natural resources, including the reference cited, was used in developing the Affected Environment section of the EIS.

21. Restrict/Oppose Development

- *Would like to have development severely limited on Tims Ford Lake to maintain the beauty of the lake, to limit pollution which is already affecting the lake, and preserve the quality of life in Franklin and Moore counties.* **Comment by:** Richards, Robert; Edens, Jim; West, James H.; Torrell, Carolyn M.; Walters, John J.; Duckett, Carol; Burgoyne, Caleb; Linton, J. K.; Kimzey, William

Response: The comment has been noted.

- *...citizens from across the United States have purchased lots in 11 subdivisions that were developed by TERDA. They have invested their life savings in many instances, and have purchased the lot and built homes in good faith. It is not now fair to decrease the value of their investment by flooding the market with dot-to-dot development. I support only a plan which would use Tims Ford lands to the best benefit of the public. This can only be accomplished by decreasing residential development and increasing protection of the lake environment that ultimately protects my water supply in Fayetteville. This all calculates to no more development at Tims Ford by the State and especially not by selfish private interest groups.* **Comment by:** Fitzpatrick, Peggy

Response: The comment is noted.

- *I feel the lake is near capacity and further development of residential and recreational uses will detract from its current attraction to visitors.* **Comment by:** Maglothlin, Richard L. II; Kaye, Gerald W.; Kurfman, Kathy

Response: This comment is noted for the record.

- *Please preserve the undeveloped areas. No more development on Tims Ford. I am strongly opposed to any further development of industrial and commercial property on Tims Ford Lake. I would like to see no further development on Tims Ford Lake. Large, uninterrupted tracts of land need to be preserved for posterity's sake.* **Comment by:** Ashley, Donna (Trail of Tears Association); Lipscomb, Jeff; Kistenbroker, John; Knight, Joseph C.; Gray, Frank; Walker, Bob; Owens, Danny; Phillip, Eddie and Connie; Reynolds, N. L.; Roper, Eric; White, James R.; Gobble, Bobby; Hoff, Donald; Bandy, Don F.; Miller, Dr. Monte B. (Tims Ford Council); Balsley, Bill; Tennessee Commission of Indian Affairs (Toye Heape); Cook, Ricky and Jill; Banks, Sylvia and Morton; Scarborough, J. R.; Williams, David; Medley, F. Glenn; Duckett, Carol; Sherrill, Andrew; Miller, Robert and Bonnie; Fisher, Gary E.

Response: Under Alternative D, no new development is proposed. The agencies will not make a decision until after the Final EIS has been published. Alternative D will be given due consideration. Under Alternative B, 70 percent of the plannable lands would be allocated to Zone 3 (Sensitive Resource Protection) and Zone 4 (Natural Resource Conservation). Under Alternative B1, 71 percent of the plannable lands would be allocated to Zones 3 and 4. Under the various alternatives, 44 to 88 percent of the plannable lands would be allocated to Zones 3 and 4.

- *Excessive development will have a polluting effect as I'm sure you are well aware. Hopefully the people having the final say are not politicians. Ideally, no further development will take place.* **Comment by:** Smith, Jerome D.; McQuinn, J. H.; Maglothin, Richard L. II

Response: These comments have been noted.

- *I fear unmanaged development could lower property values for current owners in the residential zones.* **Comment by:** Finney, John

Response: New information regarding Economic Benefits and Costs has been added to the Final EIS. Any additional development would be managed using the mitigation measures identified in this EIS. A final plan approved by the TVA Board of Directors and Tennessee State Building Commission will identify parcels allocated for disposal. The Implementation Process will detail the method and conditions for disposition of the parcels. Such managed development is not expected to lower property values.

- *We are concerned citizens who believe strongly the Tims Ford shoreline areas should not be developed. Conservation should be our guiding principle. The state is unlikely to ever create additional recreation and scenic preserves in the future.* **Comment by:** Martin, Elizabeth; Donaldson, Walter; Wilson, Bill

Response: No new development is proposed under Alternative D. The agencies will not make a decision until after the Final EIS has been published. Alternative D will be given due consideration. Future uses of State Park land will be delineated through TDEC's strategic management plan for Tims Ford State Park. This process will evaluate and identify appropriate land uses within the State Park based on local needs and priorities.

- *Slowly spreading out build-up along the waterlines may save this lake from becoming so environmentally spoiled as many others are.* **Comment by:** Larson, Buryl and Noveta
- *This public land should be used for the best interest of the public and not for the profit of a few individuals.* **Comment by:** Johnson, Henry E., Jr.; Lane, Margarete A.; Strohmeier, Clint; Taylor, Ewing; Taylor, R. E.; Wood, Adelle; Reeder, Robert; Steigerwaldt, Henry

- *I am very much in favor of your proposed conservation plan to preserve most of the public land around the lake. If development is allowed, I think it should be very limited with strict guidelines for its use.* **Comment by:** Snyder, Barbara

Response: These comments are noted for the record.

- *I favor limited development based on a plan to be developed and approved in advance that is controlled; lot size and sewage systems. I would be very leery of a plan-as-you-go approach.* **Comment by:** Lacy, William A.; Gregory, Donald

Response: The Land Management and Disposition Plan is consistent with this philosophy and provides for controlled development.

- *...all the bulldozing of trees and the clearing of land for new construction of homes and businesses that seems to be going for some time now in many places is APPALLING TO ME!! And it seems that few government officials care!? Now I read that these county officials and YOU [State Senator Jerry Cooper] want to allow this same thing to occur all around Tims Ford Lake!! Once this beautiful land is gone IT IS GONE! And ALL because these people want more money to spend. Therefore I oppose you [State Senator Jerry Cooper] in your ignorant stance on this matter! Our future generations need this land protected, and you can be on the right side of this issue by opposing this new land development around such a beautiful area.* **Comment by:** Steigerwaldt, Henry

Response: The alternatives in the EIS represent a broad range of development and conservation options. Each alternative will be given due consideration in making the final decision.

- *Whereas, the national organization of Trout Unlimited ... did unanimously vote in favor of the option for the least further future residential, commercial, or other man made development which could degrade the water quality and detract from the natural beauty of Tim's Ford Lake and the Elk River below its dam. Be it resolved, that the Elk/Duck River Chapter of Trout Unlimited urges these government agencies to decide in favor of the option of most limited future development of the Tim's Ford Lake shoreline.* **Comment by:** Elk/Duck River Chapter of Trout Unlimited

Response: This comment is noted for the record. The natural beauty of the Elk River below Tims Ford Dam would remain unaffected under any of the alternatives.

- *In our scoping comments for the Tims Ford Reservoir Land use and Disposition Plan, this agency stressed the importance of the protection of public recreational lands and wildlife habitat as the recommended primary policy determinant at Tims Ford Reservoir. The negative effects of urban sprawl are becoming well recognized as that phenomenon relates to losses in fish and wildlife habitat, prime farmland, and the aesthetic qualities associated with open space. As Tennessee continues to develop, decisions such as those made here on Tims Ford will be seen as critical to the question of whether adequate public recreation has been provided. These factors should be especially considered when considering the disposition of public lands on a popular reservoir. The Tennessee Wildlife Resources Agency cannot support alternatives which significantly develop the property for private purposes. Significant amounts of land (17%) and shoreline (19%) have already been 'committed' to private subdivisions. The ability of private residential development to expand cannot be argued as dependent on the sale of publicly owned reservoir property. We therefore do not support*

significant increases in land and shoreline allocation to this development component.

Comment by: Tennessee Wildlife Resources Agency (Aubrey D. McKinney)

Response: The comment has been noted for the record.

- *We are particularly concerned with significant tracts on the lower (less developed) end of the reservoir designated for additional residential development. These are tracts 7, 14, 31, 36, and 46. Numerous other narrow shoreline strips of land also designated for additional residential development are not significant to the land base, but are significant in terms of the shoreline development which would be allowed by current SMI standards. The demand for future public use of Tims Ford Reservoir is well documented in this DEIS. It appears to follow, then, that all possible efforts should be made to preserve lands and shoreline for the public including maximizing consumptive and non-consumptive fish and wildlife purposes. The Tennessee Wildlife Resources Agency recommends that either Alternative B or D be altered in such a way as to allow tracts 7, 14, 31, 36, and 47 to remain open to public use. If shoreline strips of now uncommitted lands are bounded by committed subdivision land, we would not object to residential designation if SMI standards are strengthened. At a minimum, this should include a 100' vegetative buffer and boat docks restricted to community facilities only.* **Comment by:** Tennessee Wildlife Resources Agency (Aubrey D. McKinney)

Response: As a result of public comment, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Under Alternative B1, the proposed allocation for Parcel 14 would be changed to Zone 4, Natural Resource Conservation. Justification for the allocation change are that the parcel is adjacent to sensitive resource area and natural resource conservation lands, is well forested, contains several small openings, which managed properly could provide exceptional wildlife habitat, is located directly opposite Tims Ford State Park to maintain the viewshed of the State Park. The other parcels suggested did not meet these characteristics. In cases where TVA owns more than 50 feet of shoreline above the 895-foot contour, this property would serve as a vegetative buffer. Any alterations would require a vegetation management plan approved by TVA. Typically, these areas have existing individual docks. Because some of the areas already have existing private docks, private docks would be consistent with the general character of the area.

- *TVA and TDEC propose a 7-fold increase in the area and a 2-fold increase in the shoreline mileage of reservoir lands dedicated to residential development. Nowhere in the DEIS and Plan, however, is any need for increased lakefront housing described, aside from the opinions of a small minority of the people involved in your public opinion polling. The population growth rate, unemployment rate, and median house value in the affected counties are all below state averages. These data, and other information in the DEIS and Plan, fail to support the need for more lakefront housing.* **Comment by:** Tennessee Ornithological Society

Response: As shown in Figure 2.1-1 of the Draft EIS, 17 percent of the existing project land is residential development and 19 percent of the shoreline is occupied by residential development. Under Alternative B, (Figure 2.2-2), 25 percent of the land would be residential and 24 percent of the shoreline miles would be residential. Demand for lakefront property for residential development purposes continues to be strong. Public Chapter 816 directed TDEC to dispose of TERDA's remaining land interests that were suitable for development.

- *Because the DEIS and Plan propose a large increase in shoreline residential development, we request that the final EIS and Plan explain how TVA will stay within its self-imposed system-wide 38% cap on shoreline residential development. Where will the compensatory lands be made unavailable for residential development?* **Comment by:** Tennessee Ornithological Society

Response: According to the Shoreline Management Initiative (SMI) Final EIS, the level of residential development on Tims Ford Reservoir would be determined by the Land Plan. The SMI Final EIS states: "TVA has long-standing contractual arrangements with other agencies, providing for economic development of project lands on Tims Ford, Bear Creek, Tellico, and Beech River Reservoirs. This determination will be made as land management plans are developed for these reservoirs. These plans will be prepared with environmental and public review and will take into account decisions made as a result of the FEIS to the extent allowed by terms and conditions of existing contracts."

22. Support Development

- *Additional development of the property adjacent to Tims Ford Lake would be acceptable if the developers provide the necessary infrastructure improvements in conjunction with the development.* **Comment by:** Wallace, Jon Paul

Response: Your comment is noted for the record. Developers would be responsible for establishing the appropriate infrastructure for the property.

- *I favor more development of Tims Ford, consistent with the area's ability to properly manage sewage.* **Comment by:** Carrington, Ken

Response: Your comment is noted for the record.

- *I believe that there should be more development on Tims Ford Lake. I am for keeping a balance between natural and development, but there is a lot more property that could be developed. I also believe that property owners, besides TERDA, TVA, and State, should be allowed to have docks and should not be forced to let "sensitive areas" grow up as "eyesores" between them and the lake. This is absolutely insane.* **Comment by:** Mason, Keith

Response: The comment regarding additional development is noted. Under all alternatives, sensitive resources would be protected. The agencies would restrict vegetation management and water use facilities to areas allocated to Zone 7. Please be advised that in response to public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Please refer to the Final EIS for additional information about Alternative B1 and Zone 8, Conservation Partnership.

- *The land in question should be divided up in a 50/50 split of private and public ownership.* **Comment by:** Jackson, Scott

Response: Under Alternative C, the maximum development alternative, the agencies have designated all developable lands for private ownership. Adoption of this alternative would accomplish close to a 50/50 split. All the alternatives will be given due consideration in making the final decision.

- *The quality of development has been maintained at a high level—I appreciate this. I think some additional subdivisions could be accomplished without damage to the area.*

Comment by: Kennedy, Mike; Hatchett, Nelson

Response: The comment is noted for the record.

- *Metro voices its support to allow and encourage development of additional land for taxable purposes within Moore County.* **Comment by:** Moore County Government
- *More land should be set aside for development than the proposed 938 acres.* **Comment by:** Warren, Davis; Moore County Government (Billy Thomas)

Response: These comments have been noted.

- *Continued development and the selling of current excess land for residential and/or commercial uses should be a huge priority of TVA, TDEC, and local officials.* **Comment by:** Stubblefield, Mike

Response: The comment is noted for the record. Alternative B1 of the Draft EIS calls for allocating five new parcels for residential development. Six parcels would be allocated for residential development under Alternative B.

- *It was the intent of the General Assembly to sell most of TERDA land to get it to profitable use and on county tax rolls. To do otherwise will fully create a tax burden on Moore and Franklin County tax payers. They are responsible for services without being able to collect property taxes on the land.* **Comment by:** Nolen, John S.

Response: Public Chapter 816 does not state the “intent” of the General Assembly. Public Chapter 816 encourages TDEC to maintain any lands which are not deemed suitable for development as natural habitats. Residential development, if implemented, would create infrastructure costs but would also generate tax revenue. Additional information on Economic Benefits and Costs has been added to the Final EIS.

23. Support Residential Development

- *I would like to see a few additional developments (residential) with private docks over the next few years. I am in favor of more land around the lake made available for residential development. I think the best use for the land around the lake area would be for residential use mostly with some of the areas used for conservation purposes. This would put property back on the tax rolls.* **Comment by:** Guess, Linda; Smith, Thomas E.; Sanders, Ted J.; Sons, Charles; Franklin County Government (Mark H. Dudley)

Response: The comment is noted for the record. Alternatives B, B1 and C would accommodate additional development with provisions for community docks. Consistent with TVA’s Shoreline Management Initiative Final EIS, the agencies have proposed opening up additional lands on Tims Ford reservoir for residential development in order to be consistent with existing contracts and State legislation. However, to reduce the environmental impacts associated with residential development, we are proposing community docks rather than individual docks for water access. Please see the tax equivalent payment section on mentioned in Category 10, Dissatisfied with EIS Draft.

- *I believe that land can be developed and the environment (all biomes) can be protected and improved at the same time. There is a demand for housing in Franklin County, which*

translates to a demand for developable properties. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Both agencies sought to balance the three competing land use interests (residential, recreation and conservation) in developing the preferred alternative. In response to public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Parcels in Franklin County being considered for residential development and access under this alternative totaling 640.1 acres, which is 78 percent of the total proposed residential access and development for the reservoir. An additional 32.4 acres and 8.5 miles of shoreline are being considered for lake access in Zone 8 (for both counties).

24. Hotels & Restaurants

- ...I do think we have more than enough unusual TVA property that somehow would allow this area to cultivate some very nice accommodations for a motel or two, maybe even some restaurants. I know the environment is important, but I feel that we can all work together if done correctly.* **Comment by:** Cambron, Kathy L.
- Going along with our beautiful new golf course we could really use condos, a restaurant, and perhaps a nice lake side hotel.* **Comment by:** Bouwkamp, Doug
- Would like to see some controlled new development around Tims Ford Lake. The lake could certainly support...some water accessible restaurants.* **Comment by:** MacDonald, Donald A., Faulk, W. R.
- I do feel that a restaurant/lodge type place is needed (maybe at State Park), not just a deli sandwich place but rather exclusive dining with access to lake, willing to pay membership fee to have one in the area.* **Comment by:** Fentress, Dr. & Mrs. Vance

Response: These comments have been noted for the record. Under Alternatives B, B1, C and D, parcels allocated to Zone 6 (Recreation) and State Park lands would be suitable uses for these type facilities (e.g., hotels, restaurants, lodges, etc.).

25. Recreation

- I would like to see a partnership formed in the Tims Ford area between local hiking, biking, and horse groups to provide and maintain multi-purpose trails in the areas not planned for residential development similar to what has been done at Cordell Hull Lake.* **Comment by:** Carter, W. Chris

Response: Both agencies have programs in place that encourage and assist with partnerships for these purposes. For more information, please contact the TVA Wheeler Watershed Team at (256) 386-2560 and the Tims Ford State Park at (931) 962-1184.

- There is no need to expand the Tims Ford Dam reservation boundary – leave as is – Remove all around dam reservation “no hunting” TVA signs. People have been hunting that land by federal and state laws without problems for over 20 years. Also, these No Hunting Signs have been placed on lands proposed for dam reservation expansion.* **Comment by:** Burgoyne, Caleb

Response: The dam reservation is not being proposed for expansion. The current boundaries indicated for Parcel 1 are the original project boundaries. The existing boundaries were retained because of the history of rim leakage at Tims Ford Reservoir and

its potential for future adverse effects to the property. It is standard TVA practice to prohibit hunting near dams for safety and security reasons. TVA personnel periodically measure leakage and inspect the rim along the western slope. TVA restricts hunting on the Tims Ford Dam Reservation because of the potential danger to personnel. The newly posted signs are due to a recent construction project to repair rim leakage for the Tims Ford Dam.

- *There are not enough camp sites around the lake area for people who would like to fish during fishing tournaments. It would be desirable to have more public swimming beach access. We need to develop more access areas with room for truck and trailer parking. Lately, the demand for space at Tims Ford State Park and the marinas has been too great. Remaining undeveloped lands surrounding Tims Ford Lake should be kept as open spaces to provide recreational opportunities to the general public. It would be acceptable to provide public facilities that enhance those recreational opportunities. It would be desirable to have more public swimming beach access. We need to develop more access areas with room for truck and trailer parking. Lately the demand for space at TFSP and the marina has been too great.* **Comment by:** Mocierbacher, Josef; Rouse, Marcia; McAnally, Ed; Strohmeier, Clint; McAnally, Ed; White, James R.; Maglothin, Richard L. II

Response: The comment is noted. Adoption of Alternatives B, B1 and C would accommodate expansion of existing recreation areas. Under these two alternatives, there are parcels allocated for such compatible uses.

- *We love the lake and wildlife, and recreation it provides.* **Comment by:** Dammann, Lisa and David
- *...Please to see a portion of Dry Creek zoned for recreation. If the county and city recreational council members could work together, they may be able to develop a successful plan for a community recreational center.* **Comment by:** Beitzer, Cheryl
- *I am a lifetime resident of Franklin County and presently live in Bell Acres Subdivision on Tims Ford. My wife and I have two children and all of us love Tims Ford. We fish, ski, swim, boat, and enjoy the beauty of Tims Ford and we are very thankful to TVA for providing us with this wonderful resource. I consider myself a moderate conservationist and in no way want Tims Ford damaged/polluted.* **Comment by:** Spaulding, Charles

Response: These comments have been noted for the record.

- *Why not concentrate on developing the lake into a world class fishery that in turn would create revenue from visiting fishermen?* **Comment by:** Maglothin, Richard L. II

Response: The Plan calls for a combination of residential, natural resource conservation, formal and informal recreational uses. All alternatives identify areas for formal and informal recreation uses, including fishing.

- *I hope that primitive camping will be allowed "off the beaten path," with the understanding that it would be done in a manner respectful and protective of the environment.* **Comment by:** Ayers, Floyd

Response: Camping on state-owned lands is limited to designated camping areas. Generally, camping is currently allowed on undeveloped TVA public lands. However, stays may not exceed 14 days unless otherwise posted.

- *Without a doubt, expansion of the State Park and Devils Step campground are the lands that need to be developed for campers. However, Devils Step is the parcel that needs developing immediately.* **Comment by:** Bean, Raymond H. (Franklin County Commission)

Response: After a final Land Management and Disposition Plan is approved by the TVA Board of Directors and the Tennessee State Building Commission, any improvements to the recreational areas incorporated into Tims Ford State Park will be addressed in the strategic planning process for the Park.

- *Concerning existing access areas, bootleg camping is a problem at Moore County. Campers at some of the lake access areas do not have adequate sanitation facilities and pose health hazards. Not to mention the fact that they take up room for trucks and trailers needing to utilize the ramps. Squatters need to be routed to formal park camping spaces where they can be policed and made to pay camping fees.* **Comment by:** McAnally, Ed

Response: As stated in the response to a previous comment, camping on state owned property is limited to designated camping areas. Undeveloped TVA lands complement developed recreation facilities by offering opportunities for informal and dispersed recreation. Generally, the public may use undeveloped land for activities such as boat landing, shoreline fishing, hunting, swimming, hiking, nature observation, and primitive camping. TVA Resource Stewardship has guidelines for recreation use of undeveloped TVA lands. The following regulations apply to informal use of TVA lands unless otherwise posted:

1. Camping stays are limited to 14 days.
2. Consumption of alcohol on undeveloped TVA land is governed by local ordinances unless otherwise posted.
3. Cutting, damaging, pulling up, or driving nails into trees, shrubs, or other vegetation is prohibited.
4. Hanging lanterns on trees is prohibited. (The heat from the lantern will eventually kill the tree.)
5. Leaving trash or litter on TVA property is prohibited.
6. Recreational use of motorized vehicles on undeveloped TVA land, including those within reservoir drawdown zones, is prohibited.
7. Campfires must be completely extinguished before leaving the area.
8. The operation or use of any noise-producing device in such a manner as to unreasonably disturb, annoy, or endanger persons is prohibited.
9. The excavation, removal, damage, alteration, or defacement of archaeological resources is a felony offense prohibited by federal law.
10. Hunting and fishing are permitted in accordance with applicable federal, state, and local laws. Unless posted otherwise, hunting is prohibited on TVA dam reservations, power plant reservations, and power substations. Hunting is also prohibited in developed recreation areas such as campgrounds and day-use areas and wildlife sanctuaries.

TVA conducts maintenance such as litter cleanup at sites that receive regular informal use. Cooperative partnerships with other public agencies, citizen groups, or other stakeholders are also encouraged to help maintain areas used for informal recreation.

Some undeveloped areas that receive heavy informal use may become problems as a result of adverse impacts on the land and shoreline (soil compaction, erosion, damage to vegetation), unsanitary conditions, or persistent unruly behavior. Options for addressing such problems may include:

- Increased effort to provide basic maintenance such as litter pickup.

- Seeking partnerships with other agencies or citizen groups to help maintain areas or correct undesirable conditions.
 - Seeking support from TVA Police and/or local law enforcement agencies to control undesirable activities.
 - Establishing and posting use restrictions to address specific issues or problems such as night use, discharge of firearms, dumping of household trash, etc.
 - Physical closure of areas to restrict public use.
- *As private docks proliferate with residential development, a de facto privatization of the associated shoreline occurs detracting from the quality of the fishing experience. Demand is also increased in developed areas for no-wake zones which interfere with boating activity.*
Comment by: Tennessee Wildlife Resources Agency (Aubrey D. McKinney)

Response: The comment is noted for the record. We agree that recreation opportunities for bank fishers could be diminished by the presence of residences on property adjoining the shoreline, but boat fishing would likely be improved by the presence of additional underwater dock structures. The agencies are willing to work with TWRA to identify appropriate no wake zones.

- *Recreation – Under the category Recreation, Table 2.3-3 states that there would be “297 acres available for recreation.” Will TVA institute any controls to limit various pollutants introduced by recreators such as limiting the use of jet skis (which have substantive air emissions) for the area, number of hours per person, etc.?* **Comment by:** U.S. Environmental Protection Agency (Heinz Mueller)

Response: Section 3.10 of the Draft EIS (Table 3.10-1) indicates there is adequate surface area per boat from a safety standpoint. Additional information has been added to the Final EIS concerning air emissions from jet skis.

- *Personal watercraft exclusion zones—In this last decade, personal watercraft use on Tennessee reservoirs has exploded. These watercraft, while providing recreational opportunities for many, often negatively impact recreational opportunities for those seeking more serene settings. Public concern over the proliferation of watercraft has also steadily grown. In response to this concern and the need for areas that provide recreational opportunities incompatible with personal watercraft use, the League recommends that Kitchens Creek (encompassed by Parcel 15), Tims Ford Reservoir Cove (encompassed by Parcel 41), and Little Hurricane Creek (encompassed by Parcels 34 and 37) be designated as No Personal Watercraft Zones. We believe that, if designated as recommended, these inlets could provide exceptional recreational opportunities for several categories of reservoir recreational users.* **Comment by:** Tennessee Conservation League

Response: Neither TVA nor TDEC currently has regulations in place to address this issue. Personal watercraft impacts are discussed in the Section 3.10 of the EIS as part of the discussion of cumulative recreational boating impacts. TWRA is responsible for regulating watercraft operations on State waters.

26. Marinas

- *Some land should be sold to develop another marina—Holiday marina is not viable competition to Tims Ford marina because of accessible low water months. I would like to see some controlled new development around Tims Ford Lake. The area could certainly support several more marinas.* **Comment by:** MacDonald, Donald A.; Silver, Robert C.

Response: Under Alternatives A, B and C, consideration is given to parcels suitable for additional marinas, as well as expansion opportunities for the existing marinas.

- *Although your study indicates there is only one marina on the lake, someone overlooked Holiday Marina, the oldest marina on the lake.* **Comment by:** Edens, Jim

Response: The Parcel description for Parcel 30 includes the Holiday Marina. The Holiday Marina is also mentioned in Sections 3.8 (Land Use) and 3.10 (Recreation) of the EIS.

- *Consideration should be given to development of a marina on the Winchester end of the lake in order to reduce congestion around the existing Tims Ford marina.* **Comment by:** Moore, Mac

Response: Proposed parcel allocations under Alternatives B, B1 and C include recreation allocations (i.e., Parcel 76) compatible with this comment.

27. Wildlife/Fish

- *Due to the loss of farm land in our area for residential purposes, I see no need to intrude on what is left of wildlife habitat and other natural resources. Least impact please.* **Comment by:** Carothers, Kathy

Response: Your comment is noted for the record.

- *We love the lake and the wildlife, and recreation it provides. Please keep Tims Ford a clean and enjoyable place to raise our children and grandchildren. There are quite a few species of animal that use the lake as their home. Every time I go fishing, I see turkey, deer, raccoons. I know these animals are not the only animals that reside on the lake but they are the most prevalent.* **Comment by:** Dammann, Lisa and David; Maglothin, Richard L. II
- *Since I grew up in Franklin County, most of our wooded areas have fallen victim to development and destructive forestry practices, which have eliminated much of the wildlife habitat and most of the mature forests. It is essential to the Native tradition to have wild and natural places to visit and to hunt and fish in order to maintain personal harmony and to teach our children.* **Comment by:** Ayers, Floyd
- *Too many houses now, please give wildlife a chance.* **Comment by:** Bandy, Don F.

Response: These comments have been noted.

- *More development will result in declining fish population in particular and a reduction in diversity of all species in general.* **Comment by:** Pollock, Wayne

Response: A decline in fish population is a natural occurring sequence in any newly formed body of water and is not necessarily due to development. Benthic (i.e., bottom-dwelling) organisms in a newly formed lake are an important link in the life cycle of aquatic organisms in the lake. Bottom formation in a newly formed body of water progresses rapidly due to pre-impoundment vegetation and associated organic debris providing food sources for these organisms. The decomposition of these materials, combined with erosion-redeposition processes along the newly formed shoreline, produce rapid changes in the benthic community. Unless some natural vegetative growth occurs, the fish population will exhibit a gradual decline from that present when the reservoir was new.

This will continue until a balance is reached where the reservoir is providing the nutrients necessary to sustain the resident aquatic community. A reduction of species diversity is also a natural occurrence as a reservoir gets older, as siltation covers some habitat types necessary for certain species of fish, and benthic organisms are depleted and food sources disappear. The agencies feel that with the proposed mitigation measures, the impacts to fish population and diversity of species would be insignificant.

- *I would like to see Tims Ford Lake restocked with gizzard shad. I feel the reason they have been depleted was because in the early years of the lake there was too much fluctuation of the water level at spawning time. Would like to see study on food source for rockfish and bass, such as the gizzard shad. I reside on Tims Ford at the mouth of Winchester Springs Branch.* **Comment by:** Gregory, Donald; Voorhies, Jessie W.

Response: Stocking is the responsibility of State agencies and is performed only as necessary. Water level fluctuations in Tims Ford Reservoir are dictated by need for flood control. In recent years, TVA has tried, to the extent possible, to hold water levels as high as possible during spring spawning season while minimizing the perils of flood waters to downstream landowners.

- *Wildlife habitat can be protected by safe zones and access avenues.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: We agree. Much of the land allocated to Zone 3 (Sensitive Resource Management) and Zone 4 (Resource Protection) serves as safe zones to protect sensitive natural resources and to provide travel corridors for wildlife.

- *Beautiful subdivisions, nice recreation areas could all be built by private industry if you would just sell some of the land. It will not harm the natural beauty or destroy the habitat to develop this land. Building around the lake doesn't harm the fish or land wildlife because they have plenty of room.* **Comment by:** Hatchett, Nelson

Response: Shoreline development of any type will likely result in the removal of some shoreline vegetation. Activities that usually directly impact fish and wildlife include activities such as road construction, clearing vegetation for water use facilities, and converting forests to lawns. These activities can lead to changes in species composition and structure of shoreline vegetation and can increase the amount of pollutants entering the reservoir. These can significantly affect terrestrial and aquatic life. Alternatives B and B1 allow some additional residential and recreation development in addition to the existing development without compromising the conservation and protection of terrestrial and aquatic resources.

- *The endangered species are of no importance—bats, snakes, and frogs.* **Comment by:** Sons, Charles E.

Response: The comment has been noted. State and Federal Agencies are required by the Endangered Species Act to protect federally-listed species and their habitats. Consequently, the agencies have assessed potential impacts of each alternative on state- and federally-listed species.

- *What is the cost of habitat fragmentation in terms of wildlife loss? If wildlife are lost, what would be the impact to local economies? As land becomes more and more developed, what will be the value of a pristine view in terms of tourism? At what rate can this generation*

borrow natural resources from future generations? **Comment by:** Tennessee Conservation League

Response: Some of these issues deal with intangible resources, and potential effects cannot be quantified easily in conventional economic terms. A weighing and balancing of risks and benefits is the purpose of this EIS and the associated decision-making process. A range of alternatives that would impact these resources are being considered by the agencies.

- As noted above in #4, the DEIS and Plan omits much relevant information on the land being planned, and, in addition, it contains very little information on the natural resources of the other reservoir lands, and of the surrounding area. Consequently, it is difficult to determine the significance of many of the anticipated impacts. There is, for example, virtually no information on regional trends in forest resources and game and non-game wildlife populations. **Comment by:** Tennessee Ornithological Society

Response: Additional information concerning forest resources and wildlife has been provided in Section 3.5 of the Final EIS.

- Section 3.5.2 notes that 3 of the alternatives would impact terrestrial ecological resources. It also states (p. 3-26) that the impacts under the preferred Alternative B could be reduced by restrictions on home size and vegetation management. We agree with this conjecture. However, no such restrictions are proposed in the DEIS and Plan, and based on our observations of recent TVA actions on other reservoirs, we believe neither TVA nor the State have any intentions of implementing such stricter standards. Therefore, we believe that Alternative B, as well as Alternatives A and C, would result in unacceptable, unneeded, regionally significant impacts on public lands and terrestrial ecological resources. **Comment by:** Tennessee Ornithological Society

Response: TDEC and TVA will identify development restrictions during the implementation phase of the adopted alternative. Both agencies feel reasonable mitigation measures have been identified that can be implemented. These proposed mitigation measures are listed in Section 3.18 of the Final EIS.

28. Unfair Fees

- My taxes are higher because I live on the lake, and I pay taxes on my dock and sea wall improvements made to the land. This is unfair. I think in the case of these areas, adjustments have to be made to protect the homeowner. **Comment by:** Simpson, Norman W.

Response: Your comment is noted for the record. Tax rates and appraisals are controlled by the local government.

- I was told at the meeting that you were reinstating the land use fee formerly charged by TERDA of \$25 per year. This is unfair...there is no fairness to property owners displayed in your proposal. **Comment by:** Simpson, Norman W.
- The new land use plan must reflect a sense of fairness to the existing landowners. Land owners in subdivisions like Lost Creek Heights and Heatherwood who do not own the land down to the waterline should be permitted to pay a nominal annual rental fee or be allowed to purchase the land at a nominal price. **Comment by:** Price, Earl A., Jr.

Response: Please refer to the responses in the next section (Comment Category 29 - Dock Access/Residential Access). Approvals of existing permitted water use facilities will continue to be honored. TVA is currently looking at various alternatives for adjoining landowners to obtain necessary landrights. TVA normally conveys land and land rights for public purposes. Lake access rights will be made available to eligible property owners, that own land adjoining TVA shoreline property similar to property patterns in Lost Creek Heights and Heatherwood subdivisions.

29. Dock Access/Residential Access

- *The four alternatives offered in the DEIS have one common thread which the members of my family find particularly disturbing. There are hundreds of back lying property landowners along the shoreline which under the preferred "Alternative B," would not be allowed lake access or permitted water use facilities. These landowners are located next to shoreline labeled Zone 4, "Natural Resource Conservation." Under ANY Alternative, almost all of the back lying property owners will LOSE rights for private water use facilities primarily because parcels of 20 acres or less, and those acres not accessible from public land were not considered to be developable! These rights to obtain lake access were available to these landowners right up to the point that TERDA had to be shut down in 1996. Since that time, any resident requesting a permit for a boat dock was told of a moratorium. It is a further insult to those of us hundreds of property owners like my family, to arbitrarily allocate portions of the TVA/TDEC property for NEW residential development. The Zone 7, includes 122 acres with 171.1 miles of shoreline and will grant lake rights to the NEW subdivisions. However, NONE will be granted to existing landowners who have been waiting for the moratorium to be lifted. **Comment by:** Butchko, Tom*

Response: Alternative B has been modified and is presented as Alternative B1 in the Final EIS. Alternative B1 reflects changes resulting from public comments and modifies the management strategy on certain specific lands previously allocated to Zone 4 in the Draft EIS. Certain public lands will be identified and allocated to a new Zone 8, Conservation Partnership. Property owners with land abutting these new Zone 8 areas will be given the option to partner with TVA in an effort to manage and sustain the integrity of the reservoir shoreline. Requests for community water use facilities will be considered. Please refer to the Final EIS for a more detailed description of Zone 8 and for the definition of community water use facilities. Also, please see the response the last comment in Category 9 (Satisfied with EIS Draft).

- *What's the point at living on the lake? I think it is a shame people are denied the pleasure of having a dock on their property when it joins the lake. No one should be discriminated against because they own land in a private development. **Comment by:** Burch, Wayne and Shirley; Perry, Alton; Pastorial, John R. (Golf Shores Subdivision); Parrish, James; Sansom, Herman,*
- *People should have the right to docks if their property joins TVA and the lake. They have worked hard for this right. **Comment by:** Pardin, Edith*
- *I understand that we must protect our environment, but I think you are going a little too far when property owners on the lake are denied the right to have a dock. Some control of water use facilities is necessary, but a total denial of water use to provide land owners is too dictatorial. This land was taken for use for the general benefit of the public and by controlling the water use with such a heavy hand is not what the original mandate of the Tennessee State government and TVA agreed to do. I believe this issue should be reconsidered and a plan implemented that would allow docks with certain restrictions that*

would enhance the beauty of the lake as well as allow the citizens of Franklin county the opportunity to enjoy Tims Ford Lake. **Comment by:** Hill, Sue (Franklin County Commission); Stubblefield, Mike; Sansom, Lanelle; Singer, David A., Jr.; Smith, Edgar D.; Kennedy, Mike; Mason, Keith; Jackson, Scott

- *I see no reason for denying people the privilege of having docks on their property. Why pay such a high price for property and then be denied the right to enjoy it.* **Comment by:** Lowery, Kay; Smith, Thomas E.; Rowland, Mike; Williams, Leon; Sanders, Frank; Moore County Government (Billy Thomas); Mercer, Ronald D.; Carden, Jim
- *I do feel that future developments would benefit the community and the lake if you allow docks. The land owners do not want them because they want their values to be higher, but I feel this would create a problem for Tims Ford Lake in the future because people will not be able to afford those higher prices and will stop visiting this area and move on to another area to fish and enjoy the lake.* **Comment by:** Peck, Pam; Gipson, Shirley; Guess, Linda; Shasteen, A. L., Jr.; Hansen, John and Gail
- *I object to the limitation placed upon water use facilities along lake frontage acreage of potential residential use and where the back acreage is of potential residential use. Preserve and maintain the forested/vegetative buffers with limitations and regulation on water use facilities. Water use facilities and forested shorelines can be compatible uses. With reasonable, defined, and enforced restrictions on tree removal, dock size limitation, mandatory erosion control procedures during construction and erosion control practices, and limits on the dock densities, both uses could be understandably accommodated and coexistent. All future dock locations should be regulated, with direct contractual costs to the owner of the restrictions and limitation listed above.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)
- *How is it that most of the high rent subdivisions have their own launching ramps? Most have their own personal boat storage. Also, all of these areas have a gate with locks on them. Who pays taxes on these properties: Hopkins Point, Leatherwood, Pine Bluff, Ridgville?* **Comment by:** Baker, Butch
- *Allow docks for people owning waterfront not additional slips for marinas—look at the mess.* **Comment by:** Simms, James R. (Tims Ford Council)
- *All we want is what we were promised, which was lake access and docking privileges in compliance with the other land-owner rights during the time that TERDA was in effect.* **Comment by:** Ingle, Donnie A. ; Smith-Howard, Melanie; Smith, Bobby Ray
- *We are asking for authorization to construct a dock either from the initial TVA rules at the time of purchase (1971, 1973) or any other approved means. Since construction of numerous docks is approved on property yet to be sold by the State of Tennessee to new land owners, it would be unjust to deny this same privilege to land owners of 26 years.* **Comment by:** Smith, Martha P.
- *With the limited additional residential development (Zone 7), allow individual docks. Private docks are preferred. These areas will not adversely affect the lake or the environment.* **Comment by:** Hurst, Hugh; McClure, Larry D.; McAnally, Ed; Shasteen, A. L., Jr.
- *An issue of great importance to many lake dwellers, as well as developers, is boat docks, which I agree is a good thing. It gives access to the lake for many back lot owners. I do take issue with the elimination of individual docks. This was not TERDA's intention, and I feel some allowance should be made to give lake access to those folks on waterfront property. Minimum standards could be adopted to allow for safety and consistency of the structures.* **Comment by:** Franklin County Government (Montgomery F. Adams, Jr.)
- *Clustered floating docks look like a great idea to conserve shoreline in future development of possible for non-TERDA existing developments. They too would increase property values. Recommend TVA use a dock-a-minimum concept and sell slips rather than building too much community pier for later TVA maintenance and expense.* **Comment by:** McWhorter, Jim

- *Private boat docks should not be allowed as the plan recommends.* **Comment by:** Gray, Frank; Pollock, Wayne
- *What will be the policy for additional building sites and docks?* **Comment by:** Martin, Bill
- *Highland Acres Subdivision was started and almost completed when TVA took over in April of 1996. We had our final in May and finalized in June 1996. It is located on Long Branch of Tims Ford Lake. We have asked to be able to get boat docks. We think we should be grandfathered and also we ask for the use of the abandoned road beside Highland Acres which is the end of Highland Ridge Road. We were not mentioned in the Draft at all. We were not consulted at all. We have been asking since March 1996 for the above.*
Comment by: Wright, Jerry and Joann (Highland Acres Subdivision)
- *Metro encourages and supports the modification of the TDEC plan to grandfather one boat dock per plot for homes that have been in existence for more than six years.* **Comment by:** Moore County Government

Response: All these comments have been noted for the record. Under all the alternatives, private water use facilities would continue to be permitted in TERDA-developed subdivisions. Deeded lake access rights were conveyed with the purchase of the lots in TERDA subdivisions. Permits issued by TERDA for water use facilities in private subdivisions without deeded lake access rights will continue to be honored (i.e., 'grandfathered'). TVA is currently examining various alternatives for these adjoining landowners to obtain the necessary landrights. In both situations, approvals of future water use facilities will be considered. However, water use facilities would not be permitted in areas where it has been determined that such facilities could negatively impact sensitive resources or in cases where there are other land use commitments. Permits for previously-approved facilities (e.g., docks) in Zone 4 areas would be 'grandfathered.' There would be no individual water use facilities for parcels allocated for new development (i.e., Parcels 7, 31, 36, 46, and 51).

Parcels identified for new residential development must be large enough to support subdivisions, must not be landlocked by backlying properties, must be near existing utilities, and must be capable of being developed without adversely affecting sensitive and natural resources. Both agencies believe that the amount of residential development determined by the proposed plan would maintain a balance between natural resource conservation and development. New residential development in Zone 7 would not be allowed to have private water-use facilities. However, TVA may approve community docks in these areas.

As stated in responses to previous comments, Alternative B has been modified and is presented as Alternative B1 in the Final EIS. The management strategy on certain specific lands allocated to Zone 4 in the Draft EIS has been altered under the modified alternative. Specifically, within Zone 4, there are numerous locations where the public land above the 895-foot contour is very narrow. The narrow strips do not provide a sufficient conservation buffer to protect water quality, conserve shoreline habitat, protect shorelines from long term erosion, or retain shoreline aesthetics. These specific areas will be identified and allocated to a new zone -- Zone 8, Conservation Partnership. The primary objective within this zone is to establish a wider shoreline buffer zone through specific conservation considerations and shoreline protection partnerships with the adjacent private property owners. Please refer to the Final EIS for a more detailed description of Zone 8, Conservation Partnership, and for the definition of community water use facilities.

TVA and TDEC believe that unrestricted construction of individual private water use facilities on Tims Ford would upset the balance between natural resources and development, a feature that makes the reservoir so attractive. Likewise, indiscriminate residential access on the majority of the shoreline could have significant adverse affects

on local natural resources, including wildlife, visual quality, aquatic resources, wetlands, etc. Neither TVA nor TDEC exercise control or jurisdiction over the amount of development that may occur on backlying private properties. To protect sensitive natural resources, TVA and TDEC propose to limit residential access across public lands as a means to reduce potential impacts from adjacent residential development.

- *Metro opposes the current TDEC plan regarding private water use facilities in Moore County and encourages an expansion of that use; Comment by: Moore County Government*

Response: To reduce the potential environmental impacts associated with residential development, we are proposing community docks for water access rather than granting deeded access rights to individual landowners. Please refer to the Final EIS for a description of Alternative B1 (a modification of Alternative B) and a new allocation zone – Zone 8, Conservation Partnership.

- *I agree completely with all comments regarding private water use facilities and the adoption of community docks in new residential zones. Comment by: Robbins, Steve*

Response: Your comment has been noted.

- *Residential Access areas designated in parcel descriptions as numbers 5, 17, 21, 25, 38, 48, 54, 56, 84A, and 84B should be deeded to adjoining property owners so land would be put on tax rolls of respective counties. Comment by: Kirk, Larry D.*

Response: This public land will remain in TVA ownership to serve as a shoreline buffer. TVA is examining various alternatives for adjoining property owners to obtain necessary landrights for permitted water use facilities. Please see the discussion of Alternative B1 and Zone 8 in the Final EIS.

- *There seems to be no one in control over residential development on the lake at the present time. Shorelines are cleared to the water – docks are installed. Has there been any consideration for landowners who have lots in deeded access TERDA subdivisions who watch private land owners treat the TVA shoreline as if they owned it? I feel that we paid considerable sums for this deeded access and land use rights. And these people are having a free ride. Comment by: Edens, Jim*

Response: TVA will continue to monitor the reservoir shoreline to detect any violations or encroachments on TVA property. TVA works with the responsible parties to correct damages.

- *Grandfathering – In addition to the 6,453 acres of plannable lands, current land use includes 1,519 acres already sold to other parties. We assume such land includes waterfront property sold by TVA to private citizens for residential development. We further assume that TVA nevertheless maintained some general control over these lands, but that their management is grandfathered relative to new TVA management policy such as discussed in the TVA SMI EIS. In an effort to maintain the water quality and habitat value of the Tims Ford Reservoir, we suggest that any such grandfathering ultimately have an end if grandfathered practices (shoreline maintenance, etc.) are substantively degrading the reservoir. Comment by: U.S. Environmental Protection Agency (Heinz Mueller)*

Response: Under all alternatives, TVA would ‘grandfather’ existing permitted private water use facilities. TVA decided to do this valley-wide as a result of the Shoreline Management Policy decision in 1999. For those ongoing permitted activities that are affecting water quality and shoreline habitat, incentive programs have been established to encourage

shoreline stabilization and proper shoreline vegetation management. TVA is encouraging shoreline protection easements to further minimize ongoing and potential impacts.

Water quality of Tims Ford Reservoir is monitored as part of the TVA Reservoir Vital Signs Monitoring Program. Currently, residential permitting is not adversely affecting water quality in the reservoir. When approving private water use facilities or land use actions related to new subdivisions, TVA will consider the impacts of these additional activities on water quality. If adverse water quality thresholds are reached, such permits would be denied or conditioned to avoid additional adverse impacts.

30. Agricultural Issues

- *By not speaking of them at all, it appears to me that total elimination of agricultural leases is the plan. Let's face it, farmers and ranchers were here before the lake.*
Comment by: Franklin County Government (Montgomery F. Adams, Jr.)
- *I would like to see that land that is used for pasture left alone...I think it is a shame that I have to pay rent on land that used to belong to me to be able to use it. Please leave the farmers land to farm.* **Comment by:** Sells, Minnie Sue; Scarborough, J. R.
- *Perhaps some land might be made available to be leased for agricultural purposes.*
Comment by: Murphy, Frank; Shasteen, A. L., Jr.

Response: Language has been added to Section 3.8 of the Final EIS and to the Land Plan to clarify the use of agricultural licenses during the extension period and after the plan has been approved.

- *The sentiment of all the TVA and TDEC representatives seemed to be that current use of rented land for cattle grazing was detrimental to lake quality and not a wise use of this resource.* **Comment by:** McCain, Phillip; Yarbrough, Tommy

Response: Direct access of livestock to the water can cause potential water quality and erosion problems. TVA's policy is addressed in comments regarding Water Quality and Erosion. TDEC currently administers agriculture licenses on Tims Ford.

31. Safety

- *We already have an overcrowded lake, to the point that boat traffic is very dangerous on summer weekends and holidays. Who will be responsible for increased boat accidents and nasty water?* **Comment by:** Jackson, Ray D.; Wilson, Bill; Burgoyne, Caleb; Linton, J. K.; Champion, Archie J., Jr.; Howell, Toby; Crossno, Dawn
- *I do not believe your study realistically considered the recreational load on the lake during any summer weekend. As it is now, you can not go out in a small boat on these weekends because of the chopped up water and volume of traffic on the lake. To add to this problem is simply not fair to current home owners.* **Comment by:** Champion, Archie J., Jr.

Response: These comments have been noted. For more information, please refer to Section 3.10.2 in the Final EIS. During high use periods such as weekends and holidays, some overcrowding could occur. TWRA regulates watercraft operation on State waters.

- *A little more attention should be given to keeping hazard markers in place.* **Comment by:** Smith, Edgar D.

Response: There are boat hazard markers at the following locations:

- Elk River Mile 145.2L; Peninsula at end of Fanning Bend (2 danger pipes)
- Elk River Mile 160R; Island at THE LOOP (2 finger boards and 5 danger pipes)
- Boiling Fork Creek Mile 1.5R; Peninsula downstream of Red Mill Bridge (3 boat hazard buoys)
- Lost Creek Mile 3.3R; Jack Daniel's Distillery Water Intake (2 boat hazard buoys)

If hazard markers are missing, the public should contact the Wheeler Watershed Team Office (256/386-2560). The hazard markers are inspected once a year by TVA River Operations, Navigation and Structures Engineering, and replaced as needed or when requested by the Watershed Team. Each area is marked to prevent damage to recreational watercraft.

- *I believe there should also be speed limits posted and jet skis tagged and taxed. I agree boating has increased and for this would like to see inlets like Cooper B ranch and others with houses and docks have no wake zones. There is enough open water for personal water craft and skiers without using populated area. It is possible to fish, swim or just sit on your dock. Why should these people have all the rights? Let's make it safe and enjoyable for everyone.* **Comment by:** Rouse, Marcia; Faulk, W. R.
- *Need enforcement of the jet ski laws, especially for children. They are a nuisance and a danger to swimmers and fishermen.* **Comment by:** Torrell, Carolyn M.
- *I agree boating has increased and for this would like to see inlets like Cooper Branch and others with houses and docks have no wake zones. There is enough open water for personal watercraft and skiers without using populated area. It is possible to fish, swim or just sit on you dock. Why should these people have all the rights? Let's make it safe and enjoyable for everyone.* **Comment by:** Faulk, W. R.
- *My second comment concerns boating congestion and boating safety in the same 6.5 miles between Elk River mile 145 and Elk River mile 138.5. Tims Ford Marina located just north of Elk River mile 142.4 has 350 boat slips of which 95% stay rented the year round. This number of boats added to 354 residential boats makes summertime navigation between Elk River mile 138.5 and Elk River mile 145 truly a great adventure on holidays and weekends due to the boating congestion in this area. One reason for the congestion is there are only three places on the lake where you can purchase fuel at a boat dock. They are the State Park dock, Tims Ford Marina and Holiday Marina. The State Park and Tims Ford Marina are located in close vicinity of each other within the 6.5 mile high residential/high boat density area between Elk River mile 138.5 and mile 145.* **Comment by:** Otterbein, W. G.
- *Highly object to item 14, for safety reasons. It's right in between the narrows, Cline Ridge, Leatherwood, and Heatherwood and right across from the state park. You got so many boats in there now. I can't see any way to put some more houses in there with more boats—it's so crowded up there on the weekends—it's dangerous.* **Comment by:** Burgoyne, Caleb

Response: Please see Section 3.10 of the EIS for recreational boat congestion projections. TWRA regulates watercraft operation on State waters, including the designation of no-wake zones. Jet skis are required to be registered.

32. Taxes, Revenue, Socioeconomics

- *I think it would be fair and respectable if some of the land could be donated to the county and the benefits could go towards our educational fund and towards a new high school, in each of the surrounding areas.* **Comment by:** Rouse, Marcia

Response: Each of the counties in the Elk River watershed will benefit from the sale of the properties in the Tims Ford project. Proceeds from sales will be distributed between TDEC and the ten counties of the Elk River watershed.

- *Private water use facilities are a valuable portion of the use of Tims Ford Lake and premiums can be realized by the County, in form of property taxes, to pay for some of the expenses that will be incurred as a result of either Plan B, C, or D being implemented by others.*

Comment by: Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: According to the Franklin and Moore County Tax Assessor's offices, water use facilities are taxed as real property. Therefore, additional water use facilities on the reservoir would generate additional recurring tax revenue for both counties.

- *Where is the money for these counties? I am also in agreement with Franklin County Executive Monty Adams that we must find a way to put land on tax rolls and expand the tax base.* **Comment by:** Tennessee General Assembly (The Honorable Jerry W. Cooper)
- *It was the intent of the General Assembly to sell most of TERDA land to get it to profitable use and on county tax rolls. To do otherwise will fully create a tax burden on Moore and Franklin County tax payers. They are responsible for services without being able to collect property taxes on the land.* **Comment by:** Nolen, John S.; Franklin County Government (Montgomery F. Adams, Jr.); Moore County Government (Billy Thomas)

Response: Public Chapter 816 of the 1996 Tennessee General Assembly terminated and ceased all activities of the Tennessee Elk River Development Agency (TERDA) and transferred its functions, duties, and contractual obligations to the Department of Environment and Conservation (TDEC). The legislation distinguished between current allotted funds and net proceeds from land sales.

Current allotted funds are first to be used to satisfy all TVA contractual obligations and other agency contractual obligations. Second, current allotted funds are to be used to pay all administrative costs of the Department for carrying out the provisions in the act. Any remaining current allotted funds after all contractual obligations and administrative costs are satisfied may then be distributed to the ten counties in the Elk River watershed. Since 1996, TDEC has satisfied over \$2 million dollars in acquired contractual obligations and continued the maintenance and operation of eight public recreational areas and over 6,000 acres of project lands. In order to equalize cumulative funding provided to the ten counties in the Elk River watershed and to show that the department is focused on meeting the legislative requirements, approximately \$800,000 was distributed to the applicable counties in November of 1998. The department was not bound by the statute to issue funds at that time or prior to satisfying all contractual obligations acquired by the legislation.

Before any additional current allotted funds may be distributed, remaining TERDA obligations will need to be satisfied along with the disposal of the remaining Tims Ford project lands. This cannot be accomplished until after a Final Land Management and Disposition Plan is approved and implemented.

- *Allowing more development will bring in more property and sales tax revenues, and provide more jobs.* **Comment by:** Gottfried, Robert
- *The TDEC study, if implemented, would have a significant negative economic impact on some citizens, the current and future Metropolitan tax base, and further land developments*

within the Metropolitan area surrounding the Tims Ford reservoir. **Comment by:** Moore County Government (Billy Thomas)

Response: New information regarding economic benefits and costs has been added to the Final EIS.

- Further, by putting the majority of land into "Natural Conservation" and "Sensitive Management," a lesser percentage is projected for development. Basically, most of the former TERDA land would remain off the tax rolls, thus depriving Franklin County of potential revenue at a time when the Federal and State Government are shifting the tax burden on to the locals. **Comment by:** Franklin County Government (Montgomery F. Adams, Jr.)

Response: These public lands are not on the county tax rolls. However, TVA makes tax equivalent payments to both Franklin and Moore counties to compensate for this situation. In 1999, Franklin County received \$606,207 in such funds. Additional information has been added to the Final EIS.

- How many more boat docking manufacturing operations can the country support? How will the boat dock manufacturing companies bring in more people to the country? **Comment by:** Maglothin, Richard L. II
- Will developing the lake into a 'residential lake' increase the revenue for the surrounding counties that much? **Comment by:** Maglothin, Richard L. II

Response: Both county governments foresee long-term benefits in tax revenue. According to the Franklin and Moore County Tax Assessors offices, the value of real property is assessed based upon sales of comparable properties. Water use facilities are taxed separately as real property in both counties. In response to public comments, new information regarding Economic Benefits and Costs has been added to the Final EIS.

- The long term benefits associated with the preservation of the land in question far outweigh the benefits of allowing it to be developed for tax reasons. Please consider the future generations of Tennesseans and prevent the development of the land surrounding Tims Ford. The contention of the Moore County Executive that they need to develop land in order to have money to pay for roads and services is specious; it is established that development increases costs for services and that increasing the tax base does not begin to pay for the increased costs. **Comment by:** Pepper, J. Ross; Wood, Adelle
- As a federal taxpayer, I own a vested interest in the Tims Ford Reservoir and adjacent lands. My local newspaper has reported that Franklin and Moore Counties support more development to increase their tax tables. Perhaps they have forgotten that ten times more revenue was returned to their tax base in the short period that TERDA developed the property than was taken out when the land was purchased. Also, that TVA paid annual payments to each of these counties in lieu of taxes during those years. Please do not be fooled by the recent tactics employed to have more lands placed in private hands for development of public lands. Neither county has lost land tax revenue nor sales tax revenue, in fact, they are ahead of the rest of us because we purchased a lake and Dam for them. **Comment by:** Fitzpatrick, Peggy
- The County Executives who want the lake developed for the increased tax revenues are thinking only of themselves and their development and business constituents. Most of their constituents want the beauty of the land preserved – in its virgin condition. The County Executive say they need the tax revenue for the roads and services they will have to maintain- they won't have new roads and increased services if the land is left as it is. If they need to provide more services for the existing residents they should increase their taxes- not develop the virgin land – that will only produce a need for more services- it's a divergent

process. The near term desire for more money, more revenue and more services is a foolish, greedy reaction by folks who want the latest, modern conveniences now. The county Executives who want a bigger tax base are also greedy. A bigger tax role increases their power for a select constituency. They are misguided- making short sighted decisions to enhance their own power bases. **Comment by:** Kistenbroker, John

- The local political argument, likely driven at least in part by development interests, of needing to "put land on the tax rolls" seems short sighted and not in the interest of the general public. Development often does not pay for itself in taxes, and only benefits a few. Although there are obviously pressures against conservation, it is likely that this point of view is not representative of the population at large, but of those who can afford to be involved and stand to profit from public lands. Please stand against this pressure to turn over our lands for development, and if possible, conserve all the land. **Comment by:** Sulkin, Barry (Tennessee PEER)

Response: These comments have been noted.

- Before commenting, however, I would like to discuss two myths about the Tims Ford Project which I am afraid may be influencing your work. The first is that the lake and adjacent land belong to Franklin and Moore Counties. The second is that by placing private land in public ownership the land property tax base has been diminished. These two issues are related. The Tims Ford Reservoir and adjacent lands belong to the people of the United States, not to the two counties within which the project is located. The land acquisition and the cost of constructing the dam were funded by federal money acquired from taxpayers in all 50 states. The people in Franklin and Moore Counties did not pay anything more for the Tims Ford project than did people in Montana or any other state. The entire nation has an equal interest in the development of the property around the lake, just as the residents of Franklin and Moore Counties have an interest in any of the national parks or other federally owned land. Therefore, contrary to what local officials in Franklin and Moore Counties would have you believe, the two counties are not "entitled" to additional tax revenue from development. Prior to its termination, TERDA calculated that the residential developments on the lake in Franklin County were already returning more property tax revenue than if the reservoir had never been constructed and the land was still in agricultural production. On top of that, the sales taxes which are returned in boat sales and other recreational expenditures were never included in our calculations, and they are substantial. Any position taken by Franklin and Moore Counties that their tax base has somehow been diminished by the Tims Ford project is simply not true. TVA and TDEC are recommending Alternative B which attempts to strike a balance between development and conservation of the remaining developable land. This appears to me to be an attempt to appease the interests of the developers who would prefer maximum development, and the environmentalists who would prefer no additional development, as opposed to a bold statement about what is in the public's best interest. **Comment by:** McGuire, Michael E.

Response: Your comment has been noted.

- In conclusion, the League understands that the issue of whether to develop or not to develop public lands on Tims Ford is very controversial. Public sentiment appears to be polarized on this particular issue. We believe that our recommendations, while not belonging to either extreme, represent a common sense approach to land-use designations on Tims Ford Reservoir. In Middle Tennessee public lands make up a very small percentage of the landscape, and they provide extensive and valuable public benefits. As growth pressures continue to expand on private lands, those benefits grow exponentially. From reading the papers, one could conclude that the economic survivability of the Tims Ford area is

dependent upon development of some 2,500 acres of public lands. Common sense and our experience with conservation planning argues that unplanned development will likely make the opposite a reality. Many counties are discovering that increasing their tax base through development actually ends up costing them money when the taxes are not enough to pay the needed increase in services. Moore and Franklin County also realize significant tax income from recreational use of the reservoir. Unplanned development runs the risk of diminishing the resource, possibly killing the "goose laying the golden egg." Protection of public lands and public land values on the Tims Ford Reservoir can enhance the quality of life, the environment, and the economy of Middle Tennessee. We ask that your Department and TVA stand firm on the conservation principles expressed by both of your agencies, and maintain the benefits of these public lands for the millions of Tennesseans who will use and enjoy them for generations to come. **Comment by:** Tennessee Conservation League

Response: The comment has been noted for the record.

- *The EIS does not adequately address the economic impacts or social loss resulting from development. No allowance was made for the economic impact of passive recreation, hiking, birding, and photography.* **Comment by:** Tennessee Conservation League

Response: To the extent possible, the agencies have recognized these impacts in the analysis. An analysis of economic benefits and costs has been added to the Final EIS to address potential economic impacts from such activities. However, these impacts are not generally quantifiable in the same way that development impacts are.

- *How much does it cost TVA, state, county, and city governments--and ultimately the taxpayer--to compensate for air, land, and water quality loss as a result of development? Specifically, how much does it cost TVA to oxygenate the water coming out of the dam to compensate for low dissolved oxygen as a result of nutrient and sediment loading? How much does it cost TWRA to stock fish in the tailwaters to compensate for fish loss? How much does the state spend on environmental clean up? How much does the county spend on solid waste and wastewater treatment?* **Comment by:** Tennessee Conservation League

Response: TVA spends approximately \$220,000 per year on tailwater oxygenation at Tims Ford. Low dissolved oxygen is due to a variety of factors. Reservoirs with comparatively low levels of development, such as Norris and South Holston, also require oxygenation.

TDEC environmental cleanup budgets and county solid waste budgets will likely be impacted by additional development, regardless of where it occurs. Please be aware that most development is population-induced, and it would likely occur elsewhere in the watershed or in general area if it did not take place on TVA or TDEC land. The additional development proposed is likely to displace this development. Therefore, the proposed actions in the land allocation plan would not likely create additional wildlife, environmental cleanup, or solid waste costs compared to what can normally be expected.

TWRA stocks the stream with trout because they do not reproduce naturally, due to water temperature. This is not related to the water quality of the discharges because TVA maintains a 6.0 mg/L dissolved oxygen level. TWRA annually spends approximately \$18,000 to stock Tims Ford tailrace. This is strictly a sport fishery like Normandy and others.

Neither county has a landfill. Franklin County has a transfer station operated by BFI, and waste is transported to the BFI landfill north of Murfreesboro at Waltherhill. Both Franklin and Moore Counties transport their solid waste to BFI landfills outside the counties.

- *At the present rate how long before development and resulting water quality loss begins to bring significant financial impact to citizens in the Elk River? At what rate does the development in this EIS escalate water quality loss and cost? Who benefits? How much will development add to the cost of doing business in this area? How much would be saved if these lands were not developed and allowed to buffer water quality for the reservoir and downstream? Comment by: Tennessee Conservation League*

Response: Potential water quality effects are addressed in Section 3.3 of the EIS. The agencies concluded that water quality thresholds would not be exceeded, provided TDEC requirements are met. The impacts of less development are considered in Alternative D. At this time, the agencies believe these financial impacts would be difficult to quantify, but we agree that such impacts would exist. The Plan and EIS call for a 50-foot buffer above the 895-foot contour line for new residential development. The agencies have provided a range of alternatives and have analyzed the potential environmental effects resulting under each alternative. All the alternatives will be considered during the decision making process.

- *What is the cost to the rate and taxpayers of running utilities to the properties slated for development? Is this cost less or greater than the property and income taxes received? How long before taxes will increase? Who gains and what was gained? Comment by: Tennessee Conservation League*

Response: Because specific development plans do not currently exist, specific costs cannot be calculated at this time. However, both Franklin and Moore Counties have commented that there would be net financial benefits over the long term from these proposed developments, and governmental leaders from both counties support additional development.

- *How much can innovative site planning and design reduce the cost of infrastructure and possible tax hikes? Comment by: Tennessee Conservation League*

Response: The agencies believe that innovative site planning and design could reduce the cost of infrastructure, and they will encourage this in any development proposals. Because no concepts have been proposed by developers, cost comparisons cannot currently be made.

- *A discussion of suburban/urban sprawl, which TVA and TDEC would be promoting through encouraging the development of subdivisions in rural areas, is conspicuously missing. The "Managing Natural Resources" report mentioned above cites studies showing that the costs of providing utilities and services to residential developments such as TVA and TDEC are proposing for Tims Ford frequently exceed the increased property tax revenues over the long term. One of the cited studies is from Franklin County. Comment by: Tennessee Ornithological Society*

Response: The agencies do not believe that the availability of lakefront lands for residential use or residential access would necessarily lead to significantly more urban sprawl than would occur otherwise. Should no lakefront property be made available, people likely would locate in the rural areas or near the edge of one of the cities or towns in Franklin or Moore Counties. There may be some increase in sprawl due to the relocation of retirees who move to the area from elsewhere due to the attraction of the lake. The issue of increased costs and increased tax revenues is discussed in Economic Benefits and Costs, which has been added to the FEIS in response to comments on this subject.

33. Access Rights

- We purchased our property 9lot#4, Beech Hill Estates) directly through a TERDA auction, and were guaranteed water property rights. We have not yet built our house. When we do, do we still have those water use rights? **Comment by:** Garner, Billy D.

Response: Beech Hill Estates is a developed TERDA subdivision. Landowners there possess deeded reservoir access rights to request TVA approval for construction of water use facilities. Those rights will be recognized by TVA. Requests for water use facilities require approval from TVA prior to construction. Please contact the Wheeler Watershed Team at (256) 386-2560 for an application.

- I own Lot #101, Phase II, Waters edge subdivision in Estill Springs, TN. This is a non-TERDA development. An area map and plat information are furnished for reference. Please note that the lot joins TVA (formerly TERDA) property for a distance of 100 feet and has direct access to the waters of Tims Ford Lake. My request for a dock permit is based upon the following:
 1. In 1994, prior to purchasing the lot, I resided outside the area and was not familiar with TERDA procedures. I phoned the TERDA office and informed the man responsible for permits that I was interested in the lot for a retirement home and dock. He reviewed the lot location and recommended that I apply for the permit prior to building. He did not indicate that there would be a problem. (We were both aware that the other immediate lots with direct lake access across (TERDA) TVA property had been issued dock permits).
 2. In 1996, I went to the TERDA office and was advised that TERDA was no longer responsible for dock permits. The man with whom I spoke, said that TVA was assuming the responsibility and that the lake was undergoing a "Lake Use" study and TVA was not issuing any new permits at the present time.
I am now retired and very interested in getting a permit. Please understand that I do not claim that I was intentionally treated unfairly. However, since the TERDA representative had left the impression in 1994, before I purchased the lot, that there would be no problem, and then to be advised by TERDA in 1996 that TVA had placed a moratorium on permits, I feel that the time required for the transfer of responsibility and the moratorium have affected the purpose and retirement plans for the lot. **Comment by:** Bryant, R.G.

Response: The proposed allocation of shoreline fronting Waters Edge subdivision is for Residential Access under all alternatives presented in the Draft EIS.

34. Energy Requirements and Conservation Potential

- If there are more lake front homes won't they create a higher energy usage? How does Alternative D create a higher energy usage? How can additional industrial/commercial development keep from increasing the energy usage? **Comment by:** Maglothin, Richard L. II

Response: The commenter is correct that adoption of Alternatives B and C would lead to higher energy use. Under Alternative D, there would be no increase in energy usage for Zone 2 (Project Operations), Zone 5 (Industrial/Commercial Development), Zone 6 (Recreation), or Zone 7 (Residential Access and Development). However, as stated in the Draft EIS, there would be an increase in energy usage under Alternative D with respect to

those areas allocated to Zone 4 (Natural Resource Conservation) and Zone 3 (Sensitive Resource Protection). There would be some short-term energy use for fuel to conduct prescribed activities such as mowing, timber management, controlled burning, disking, planting of small grain crops, etc.

35. Moore County

- *The report groups the remaining shoreline properties into fourteen (14) parcels (4 through 10 and 21 through 26). These 14 parcels contain 618.3 acres above the 895 foot contour line and 96.5 acres below this line. The report proposes to permit private water use facilities for only 3.5% or 23.9 acres of the land above the 895-foot contour. It proposes to include another parcel (10) in a Tims Ford Park expansion in the year 2000. The report contains no grandfather clause recognizing that long term residences on land bordering the lake properties (before the Public Chapter transferred responsibility to TDEC in 1996) should be permitted a private water use facility. Stated negatively, the report would not allow private water use facilities on 96.5% of the acreage contained within the fourteen (14) parcels.*

Comment by: Moore County Government (Billy Thomas)

Response: Of the original 1,046 acres of project land in Moore County, 438 acres (43 percent) of the land has already been developed. Landowners within those subdivisions developed by TERDA received deeded water access rights. There are property owners with deeded water access rights who have not yet requested approval for water use facilities.

Parcels 5, 9, 21, and 25 contain 23.9 acres above the 895-foot contour line. Landowners in the subdivisions comprising these parcels do not have deeded water access rights. Due to prior permitting practices in these areas, private water use facilitates in these subdivisions are being "grandfathered." Likewise, there are property owners in subdivisions without deeded access rights who may be able to receive approval for a water use facility after acquiring the access rights.

The allocation of Parcel 7 is Residential Development. This parcel contains 162 acres above the 895-foot contour line. As with all other new residential development parcels, TVA may consider requests from adjoining landowners for community water use facilities. This addition of residential property would bring the level of development of project lands in Moore County to approximately 58 percent.

Parcel 10 and the immediately adjoining State Park property is an existing TERDA-developed public use area that TDEC proposed to manage as part of the State Park. These comments were considered prior to the 1997 decision to include the land into the State Park. Parcel 10 would remain allocated to Zone 6 (Recreation) due to established recreational use. TDEC could coordinate ongoing long term management of the public recreation area with local government.

- *The report does not mention the contract the City of Lynchburg signed on August 1, 1979, to obtain up to 500,000 gallons of water per day from the Tims Ford Lake.* **Comment by:** Moore County Government (Billy Thomas)

Response: There was an agreement between Moore County and TERDA as part of the Jack Daniels water withdrawal agreement. TVA and TDEC will continue to honor this agreement.

- Last Wednesday (November 17, 1999) the Tennessee Department of Environment and Conservation (TDEC) held a meeting for "local decision making officials" (per Curtis Hopper of TDEC) for the purpose of discussing the Tims Ford Land Management and Disposition Plan. Sharon Williams said during this meeting "that all land could be developed if we wanted to." **Comment by:** Moore County Government (Billy Thomas)

Response: The comment does not adequately disclose Ms. Williams' response at the November 17, 1999, meeting. Mrs. Williams comment in full was: "...that if environmental impacts and costs were not considered, anything is developable." The TERDA 1991 plan also stated:

"As additional development occurs, however, residences and other structures are constructed, and the character of the lake changes from a rural to a suburban environment. The TERDA board desires to prevent pollution in Tims Ford and the Elk River and its tributaries and to minimize the loss of the rural character of the reservoir area, while at the same time providing max. benefits for the watershed produced from the development revenues... To a certain extent, these are a misnomer because all land can be developed if costs are of no concern. However, since TERDA is primarily interested in the profit from its developments, costs are a very important part of the development decision. It seems appropriate, therefore for land use categories to be determined on the development potential of the land."

- During the days of TERDA, Moore County was slighted in TERDA developments with only 20 lake front lots in Holiday Hide-A-Way and 8 lake front lots in Moor-Lin subdivisions. There are approximately 900 private boat docks on the 10,700 acre Tims Ford Lake and only about 50 (5.5%) being in Moore County. **Comment by:** Moore County Government (Billy Thomas)
- A further reason for expanding development opportunities in Moore and Franklin Counties is that the distribution of funds from the lands around the lake is to be equal among 8 Tennessee and 2 Alabama counties. Yet, Moore and Franklin Counties must use their own funds to repair roads and utilities around the lake. Therefore, the tax base needs to be increased by allowing additional lands be developed. **Comment by:** Moore County Government (Billy Thomas)

Response: Our review indicates that Moore County also includes the Ridgeville Subdivision, a TERDA development, which consists of 161 waterfront lots. Including privately-developed subdivisions, we estimate that there are 253 lots eligible for consideration for individual water-use facilities in Moore County.

The acreage of original project lands in Franklin County is approximately 8 times as great as the acreage in Moore County. Our review indicates that approximately 14 percent of the acreage in Franklin County has been developed, while approximately 43 percent of the acreage has been developed in Moore County. Under Alternative B, the percentage of development in Franklin County would increase to approximately 22 percent, and the percentage of development in Moore County would increase to approximately 58 percent. Under Alternative B1, the percentage of development in Franklin County would increase to approximately 20 percent, and the percentage in Moore County would remain the same as under Alternative B. There are 251 miles of shoreline in Franklin County, and only 24 miles of shoreline in Moore County. Consequently, there are significantly more water use facilities in Franklin County.

Regarding additional land for residential development in Moore County, the agencies have sought to achieve a balance between development and conservation that will protect the quality of the reservoir for residents and visitors.

Our review indicates that the project land of 1,046 acres in Moore County represents 1.3 percent of the land in Moore County. The project land of 8,720 acres in Franklin County

represents 2.7 percent of the land in Franklin County. Therefore, these properties represent a small percentage of the available county tax base. For properties that will be held by TVA in natural or sensitive resource conservation, the counties will receive payments in lieu of taxes. Our information indicates that in 1999, Moore County received \$102,449 in payment in lieu of taxes. The amount of land to be developed in Moore County was increased by the inclusion of TVA-owned lands in the scope of the planning project.

36. Cultural Resources

- Alternative D would provide the most protection for Native American cultural resources. Protection of cultural resources and preservation of natural areas is vital to Native American spiritual beliefs and cultural values. For the Indian people who expressed an opinion, these cultural needs override the immediate economic advantages that may be provided by Alternatives B and C. They also suggested that preservation of cultural sites and natural areas may provide even more economic benefits to the area in the long run, in the form of increased tourism and recreation. **Comment by:** Tennessee Commission of Indian Affairs (Toye Heape)

Response: We agree that adoption of Alternative B, B1 or C would likely result in more development than the adoption of Alternative D. However, even under Alternatives B, B1 and C, lands containing historic properties and cultural resources will be protected, as they have been allocated to Zone 3. All alternatives provide natural areas and protection of cultural resources.

- The EIS is grossly inadequate in terms of cultural resource documentation. There needs to be a detailed or current survey done before any further development. **Comment by:** Karhu, Vicky

Response: Additional cultural resources information has been added to the Final EIS. As stated on page 3-19 of the Draft EIS, there are 19 sites on the plannable parcels that are potentially eligible for inclusion on the National Register of Historic Places. Future disposal or ground disturbance on parcels not examined by cultural surveys will require an archeological examination prior to land transfer or ground disturbance.

37. Wetlands

- Wetlands – Under the category of Wetlands, Table 2.3-3 states that Alternative B “[i]ncreases preservation of wetlands by placing a majority of wetlands in the protective zones.” We concur and add that such wetlands would not only thereby remain intact and functional but also would be a visual, water quality and wildlife habitat benefit to the area for all reservoir visitors and existing/prospective nearby residents, as opposed to being of direct benefit to only a few residents who potentially would have been allowed to develop their residences in these wetland areas. Table 2.3-3 further states that: “Further, mitigation commitments would apply to Parcels containing wetlands that are in the development zones.” While we concur with wetland mitigation that is properly coordinated with the U.S. Army Corps of Engineers (COE) and EPA, we wish to emphasize that mitigation is only appropriate if and when a COE permit is issued, which may or may not be the case for Parcels designated as developable by TVA. As such, the passage prematurely assumes that wetland permits will be issued, construction may occur, and that impacts can be compensated. **Comment by:** U.S. Environmental Protection Agency (Heinz Mueller)

Response: This comment has been noted for the record. TVA or private applicants will obtain appropriate Section 404 permits. TVA also will comply with Executive Order 11990, Protection of Wetlands, in its approval process for projects on federal land.

38. Implementation

- *If the proposed Alternative B prevails, the timing of the disposition of land for residential development becomes important. If TVA and TDEC sells all the property at one time two things will happen. First, the total amount of money received from the sale will be less than if the tracts were sold over a period of time (say one every year or two). It is the old law of supply and demand. By flooding the market with several hundred acres you will decrease the overall revenue from the sales. Second, selling several hundred acres at one time will have the effect of depressing the value of existing lake property for several years. This is unfair to those who purchased property from TERDA in good faith that there would not be a wholesale dumping of land on the market, and that development would occur over a longer period of time which would maintain property values.* **Comment by:** McGuire, Michael E.

Response: The State, subject to approval by the Tennessee State Building Commission, will handle the disposal of surplus lands during the implementation stages of the plan.

- *As a former TERDA board member (and chairman for five years), I am acutely aware of the tremendous profits which can be made by residential development of the Tims Ford project lands. Unfortunately, the greed of developers, Realtors, and others who would share in the booty of residential development has little place for a consideration of public benefit. The mantle of responsibility to protect the public's interest in the Tims Ford project has been passed from TERDA to TVA and TDEC. I feel very strongly it is not your responsibility to present a plan of compromise and appeasement. It is your responsibility to be an advocate for the public's interest in this public investment. I submit to you that my Alternative B1 or Alternate D accomplishes this to a much greater extent than does Alternative B.* **Comment by:** McGuire, Michael E.
- *One final word of commendation. TERDA prepared a long range plan which identified (I think) 11 additional residential developments which would be constructed around the lake which would have included more acreage than your Alternative B. TERDA would have encouraged development by constructing streets and water service. We would also have allowed private boat docks for those purchasing land in the new developments. While I prefer Alternative D, or my B1, I must admit that Alternative B is a better plan in that it restricts development and does a better job of protecting the lake environment. Thank you very much for the opportunity to comment.* **Comment by:** McGuire, Michael E.

Response: The comments have been noted.

- *Proceeds from land sales should be used to fund a GIS and land use planning program for the counties of the watershed.* **Comment by:** Tennessee Conservation League

Response: Proceeds from the land sales would be distributed according to applicable state laws and regulations.

39. Site Soils

- We question why Section 3.2.2 shows lower impacts to prime farmland under Alternative B than under Alternative D. Under Alternative D, virtually no prime farmland would be converted to uses which would preclude farming. **Comment by:** Tennessee Ornithological Society

Response: Under Alternative D, 139 acres of prime farmland would be converted to residential and recreational uses. Likewise, under Alternative B, 248 acres would be converted. However, the soils in those parcels to be converted under Alternative D are considered to be of higher quality than those affected under Alternative B. Thus, the Impact Rating (see Impact Rating Form, Appendix H) is higher for Alternative D. Section 3.2-2 states that overall, Alternative D would have the least potential to impact prime farmland.

40. Public Land

- ... it appears that your agency is attempting to maximize the amount of public land kept in conservation. We strongly support your position, and urge that all public lands be kept as such. **Comment by:** Sulkin, Barry (Tennessee PEER)

Response: The comment is noted for the record.

- **Public land mitigation**—The League is aware that Public Chapter 816 specifies where proceeds from the sale of former TERDA public lands must go. However, Public Chapter 816 does not specify the recipient of proceeds derived from the sale of TVA public lands. We recommend that a portion of the proceeds from the sale of TVA public lands, and deeded-reservoir access, be used to purchase 932 acres of new public lands in the Tims Ford Reservoir area. Additionally, these new lands should be located adjacent to proposed and existing natural resource conservation and sensitive resource management lands. In considering this recommendation, please note that new public lands purchases would have to be purchased away from reservoir shoreline (i.e., all reservoir shoreline will be planned). If these lands are purchased adjacent to existing public lands (e.g., Tracts 33 pr 79 A-B) costs for backlying property should be significantly less than shoreline properties. **Comment by:** Tennessee Conservation League

Response: The sale of a portion of the lands for development is consistent with the original intent of the Tims Ford project and compliant with Public Chapter 816. Therefore, purchase of replacement property is not being considered.

41. Water supply

- How much water is available to support development in this area? What is the cumulative impact of development in this EIS on water supply? How much development could be done on private land rather than sell this already conserved public land? Who would gain? Who does it cost? **Comment by:** Tennessee Conservation League

Response: Please bear in mind that development is in response to population growth. As such, development could occur elsewhere. However, the agencies recognize that waterfront property is considered more desirable by some property buyers. This particular segment of the market would not likely be met by development elsewhere. The agencies

do not anticipate that the proposed amount of development would affect available water supply.

Other

- *Adjacent to our lots where the Old Lockmiller road dead ends, there have been many incidents involving illegal drug trafficking and alcohol abuse. The area is trashed most of the time. This is TVA land.* **Comment by:** Hansen, John and Gail; Bowling, Janice

Response: This comment has been forwarded to the TVA Wheeler Watershed for action. In the future, please contact the Wheeler Watershed Team at (256) 386-2560 or the TVA Police at (256) 386-2444.

- *There needs to be someone in control of this lake in a local capacity, and not tied to any Realtor, developer, or contractor, where questions could be found to questions regarding the lake and surroundings lands.* **Comment by:** Edens, Jim

Response: TVA's Wheeler Watershed Team has shoreline management responsibilities for Tims Ford reservoir. TVA staff routinely monitor activities that occur around the reservoir. They also meet with local residents to answer questions and provide assistance as needed.

- *When TVA came through condemning land to build Tims Ford they took our farm and we had to move. We brought another farm and they assured us they would only take the hollows, but when they came through they cut out 68 acres all the way across our farm. We had no money to fight back but my husband acquired a job with TVA to build the dam, we would not have survived. I feel the land they took should be returned to the owners. I have paid rent on this land for pasture.* **Comment by:** Caldwell, Mae Pearl

Response: When the Tims Ford project began, it was determined that certain land and land rights purchased for the project would be retained by the Tennessee Elk River Development Agency (TERDA) and TVA to provide adequate protection, full development and optimum use of the water control system. Generally, land purchased for the project was limited to only that property that was necessary for successful completion of the project. Land for the project was purchased in various shapes and configurations. On occasion, TVA was required to purchase small remnants of land that otherwise would have been left without access once the reservoir was filled. In other cases TVA agreed with wishes of property owners to purchase an entire parcel of their land even though it was not necessarily needed for the project. This was usually done to relieve a property owner of a small remnant of land that became surplus to the owner's needs once severed from a larger parcel.

Land acquired by TVA, whether through voluntary sale or eminent domain, is subject to Section 31 of the TVA Act. This Section requires a public auction sale to the highest bidder. State properties are required to be sold by advertised sealed bids. Thus, in both situations, a landowner wishing to repurchase property would have to be the highest bidder. Project lands currently retained by the Tennessee Department of Environment and Conservation (TDEC) are available for future public development and use.

- *I have leased this land since the lake came in. The main TVA trunk crosses this property. I have kept the land clean. I would hate to see it grow up, I wish to lease this land. I was told when I made the deal with TVA that if this land wasn't developed in ten years I could buy it*

back at the price they gave me. **Comment by:** Vann, Jim

Response: Areas leased for agricultural purposes will be evaluated to determine compatibility with the approved land management and disposition plan. If this use is determined compatible with the existing land use, the area would continue to be available for agricultural use.

- *I do not like the corridor (20 strip) idea.* **Comment by:** Gipson, Shirley

Response: Your comment is noted for the record.

References to Parcels

Parcel 3

- Parcel number 3 is shown as Proposed State Park Expansion on the Map, but listed as Zone 6 Recreation in the Plan. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)
- Anderson Branch near Parcel 3, there is property that's owned by a Mr. Jim Carden and there are two other property owners there. They would like dock permits, which would be a grandfathering of permits that were already issued up that same branch. **Comment by:** Bowling, Janice; Camden, Jim

Response: Parcel 3 is defined as Zone 6, Recreation. The parcels proposed for inclusion in the State Park are also in Zone 6. Existing permitted facilities on this parcel would be 'grandfathered.' However, requests for additional residential water use facilities would not be compatible with the existing allocation and would not be considered.

Parcel 4

- There appears to be a complete disregard for Majors Point Subdivision since it is not mentioned in the plan or located on the map. I would request that Parcel 4 be re-zoned as 7—residential access as ordinarily identified on our 1996 county plot. When we purchased the land we understood that we would be allowed water use facilities. Our taxes to Moore County have been based on waterfront property value for the past two years and again this year. The area is not large enough to provide significant "valuable wildlife habitat" nor does it provide a wildlife corridor between any non-developed parcels of significant size. It is located across from Ridgeville, one of the largest developments on the lake, and is next door to Lost Creek Heights so the addition of another few residential access lots will not change the character of the area to any great degree. Though the terrain is described as having "slopes ranging from steep to moderate", the terrain is not much, if any, different than that fronting the development next door. **Comment by:** Thompson, Jimmy; Bruner, John J. and Lois; Edmonson, Clinton; Bowling, Janice
- Being the owner of the Old Majors homestead and a large portion of the Old Majors Cemetery Road farm dating back as early as 1800, we are requesting your consideration for allowing us water access. The property is adjacent to number 4, the small point that is also proposed as State Park Expansion. The reason for the request is, there is a very narrow strip of land in the cove for the public to access through. When we bought the farm about five years ago, the property was sold, priced and taxed as waterfront property and is recorded as such, paying \$10,000 – 20,000 an acre for a hillside farm with water view is too high without any water access. And being denied water access will decrease the value of property. The property will not bear the value that has been paid for it. We are requesting that you strongly consider selling us this small portion of the land in front of the farm, even with restrictions. We were told when we bought the property that there was only a temporary moratorium on water access and building docks because they sold it to us as waterfront. You don't pay ten to twenty thousand dollars for something that isn't. **Comment by:** Matzkiw, Gudridur H. (Peggy)

Response: These comments are noted. Tax rates and appraisals are controlled by the local government. As noted in the Land Management and Disposition Plan, there is no public access to this parcel by land. Also, this parcel serves as a buffer between adjacent State Park property and Lost Creek Heights Subdivision. This request, along with numerous other requests for private water use facilities in Zone 4 areas, were reviewed by both agencies. As a result of public comments, Alternative B was modified and is

presented as Alternative B1 in the Final EIS. This modified alternative changes the management strategy on certain specific lands allocated to Zone 4 in the Draft EIS. Please refer to the Final EIS for a more detailed description of Alternative B1.

Parcel 5

- While not in the Franklin County Planning and Zoning Department jurisdiction, Parcel 5 is a great example of where the Plan is correctly assessing and allowing water access and use facilities, if I read this correctly. Private docks should be allowed with the locations being regulated, with direct contractual costs to the owner of the restrictions and limitations listed above. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: This comment has been noted for the record.

Parcel 7

- Parcel 7 should be allowed access to the lake, these dock locations should be regulated, with direct contractual costs to the owner of the restrictions and limitations listed above. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under Alternative D, this parcel would not be available for development. However, under Alternatives A, B, B1 and C, this parcel could be considered for residential development. In order to reduce the environmental impacts associated with residential development, we are willing to entertain proposals for community docks with deeded rights for lake access rather than granting deeded access rights to individual landowners. Community docks will require approval from TVA.

Parcel 8

- Reference is made to the draft Environmental Impact Statement for the Tims Ford Reservoir. Parcel 8 referred to in the above plan, the west area of Lost Creek access, is adjacent to my farm and is an area subject to hunting, target shooting with fire arms, and occasionally 4-wheel vehicles and motorcycles as they have access thereto from Ray Burton Road Lake access. I would like to lease or buy this part of the parcel next to my farm and home so as to prevent this use of land for firearms shooting, I would erect a fence along its lower boundary next to the public access and post it with signs to prevent the use thereof for hunting and shooting. **Comment by:** Wofford, Leon D., Jr.

Response: TVA normally makes public land available for use by the general public. The agency has, at a few locations around Tims Ford, entered into short term agreements with parties to use TVA land for legitimate agricultural purposes. TVA does not provide exclusive use of public land solely to restrict use by members of the general public. If illegal activities are observed, the TVA Police should be contacted at 1-800-839-0003 or 423-751-3783 or you may contact your local police. Hunting violations should be reported to the Tennessee Wildlife Resources Agency at 1-800-624-7406.

- I own the majority of a 50-acre tract immediately north of the causeway on the Lost Creek side of the lake...I am requesting for this parcel to be listed as Planned Residential and Access, Zone 7. I am willing to place reasonable restrictions on the property to comply with

sound planning principles and lake front management practices. **Comment by:** Littlejohn, James H.

Response: This request, along with numerous other requests for private water use facilities in Zone 4 areas, were reviewed by both agencies. In response to public comments, Alternative B has been modified and is presented as Alternative B1 in the Final EIS. Under Alternative B1, the management strategy for certain lands previously allocated to Zone 4 has been modified.

Specific areas of narrow public shoreline within Zone 4 were identified and allocated to a new zone -- Zone 8, Conservation Partnership. The primary objective within this zone is to establish a wider shoreline buffer zone through specific protective easements and shoreline protection partnerships with the adjacent private property owners. In Zone 8 public lands, TVA may approve requests for limited community water use facilities in exchange for protective easements transferred from adjacent private property owners.

Parcel 10

- I believe poor planning is evidenced by the very small portion of the State Park north of Parcel 10. This remote extension will probably be forgotten as far as the Park personnel are concerned. My guess is that, as planned, this property will be utilized as either an extension addition to the existing Lost Creek Public Use Area to the south or as an extension to the Zone 4, Natural Resource Conservation area to the north.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Parcel 10 would remain allocated to Zone 6 (Recreation) due to the established recreational use. TDEC could coordinate ongoing long term management of the public recreation area with local government.

- I would like to see the Lost Creek area developed into a type of city park for Lynchburg/Moore County. It's the least you can do after restricting so much of her land to new waterfront development.* **Comment by:** McAnally, Ed

Response: This comment is noted for the record. Under all Alternatives, Parcel 10 would be allocated for recreational use. Use of this parcel as a city park is compatible with that allocation.

Parcel 11

- You have added Parcel 11 to the State Park system. I purchased Parcel 11 and it was not a part of the State Park system. For the life of me, I can't understand why you want to add the small strips behind the Golf Shores development, to the State Park System. If these small strips are added to the State Park, it would devalue the lot I have developed. If you put Parcel 11 in the State Park, why not put Parcel 19 into the State Park System (no difference)?* **Comment by:** Sanders, Ted J.
- The land that I purchased to build my dream home (Parcel 11) has been zoned to never develop the shoreline because it was inadvertently left out of State Park expansion. Why are my family and I held accountable for mistakes made by planners a long time ago?* **Comment by:** Pastorial, John R. (Golf Shores Subdivision)
- My husband and I have purchased ¾ of an acre in Gulf Shores development and hope to retire soon. I feel we were misinformed and led to assume that dock permits would be*

granted in the future. No one mentioned that Parcel 11 was left out of the original State Park expansion plan. Some consideration should be given to those who have used the lake since before TERDA was dissolved. **Comment by:** Pastorial, Susan

Response: This parcel was intended to be included in the 1997 Tims Ford State Park Expansion. Unfortunately, an error was made in recording the tract numbers during the transfer. Parcel 11 affords a contiguous shoreline for the State Park, whereas Parcel 19 is separated from the State Park by Mansford Road and abuts the privately-owned Tims Ford Marina. Parcel 11 is currently owned by TVA and there are no outstanding private access rights. A contiguous boundary for the State Park is necessary as a greenway. Property owners in the Golf Shores Subdivision do not have deeded lake access rights. By zone definition, private residential water use facilities would not be considered on parcels fronting State Park properties.

- Charles Parker, Danny McClure, Ted Sanders, and Frank Sanders purchased the tract of land known now as Golf Shores Subdivision and in connection with Cecil Shelton joining our road to a cul-de-sac – we developed 19 lots. We have sold all but six lots at a reduced price because we did not have lake access. We most certainly think this is unfair since we are only 100 feet from the lake behind some of these lots. We purchased this land thinking maybe we would work something out with TVA but then the park expansion came into play; which happened after we purchased the land. So now we must work with TDEC and TVA and we most certainly will build a pier to your specifications, with no launching ramp, just a golf cart lane to a community docking facility with 19 slips for the 19 lots. This would be back of lot 8 and would in no way be a detriment to the park. **Comment by:** Sanders, Ted J.
- The planning for Parcel 11 and the attached State Park expansion, do not make sense to me. On Golf Shores Drive is residential development that 1) should have the option for lake access and 2) should pay to acquire that access. These existing developments could produce large amounts of additional tax revenue for Franklin County by allowing private dock access. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Approvals of all currently permitted water use facilities will continue to be honored. However, requests for additional private water use facilities will not be considered for parcels allocated to Zone 6 (Recreation) or on State Park waterfront properties.

Parcel 13

- I recommend that Parcel 13 be changed to residential access to allow private docks, regulated and limited per the above, with the developer of the private acreage paying for this exclusive access rights. The potential exists for large amounts of additional tax revenue to Franklin County. This Parcel is located between existing residential and proposed residential properties. The Plan lists adjacent residential use as supporting reasons for developing residential uses. **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)
- A single new dock CAN prevent further development if a landowner is willing to consider deed restrictions, conservation easements, land donation, reforestation, other wildlife programs, or other maneuvers to prevent subdivision. A single new dock will be of no added environmental impact if the shoreline area has been cleared already by years of past farming. Also, if the shoreline area abuts a large TERDA subdivision with numerous existing water use facilities.

For five years, it has been difficult to experience a “will not be considered” mentality and attitude. Refreshing it was to hear a call for those feeling “denied access to dock areas unfairly.” It seems only fair that before TVA/TDEC creates new water access areas/new property owners, that TVA/TDEC should first listen to previously undecided water access issues/existing property owners. Listening to persons with vested interests has been a sham. TVA/TDEC document my name among those “consulted.” And, I have spent hundreds of hours following this situation—at each public meeting, talking to many involved, visiting offices, making phone calls, reviewing each word of SMI and EIS, and trying to work something out within the context of these documents. But, at no time have I, nor will I ever have the opportunity to present my individual case for water access.

I am a residential user, without access, backlying 85% of Parcel 13. TVA, with good reason denied or refused to consider 28 water use permits requested for a new subdivision on this farm. Then, the 35 acres, with a small house, were offered at auction. I paid \$250,000.

Please realize that it was only AFTER discussions with TERDA that I became confident in making this purchase in the first place. Mr. Bill Davis explained that a private water use facility would, in all likelihood, be available through an enhancement fee, or some value-added maneuver. Very importantly, availability of water access was NOT at issue.

Furthermore, TERDA had a long and favorable track record of working with citizens having a stake in property adjacent to the lake.

Instead, the focus was on arriving at some fair COST of access—something taking into account the value added on to a private property because of its location next to a public lake. I saw TERDA fair-minded and trustworthy. They said it might be expensive, but I felt could work with any arrangement they might desire. I continue to receive hope from TVA. Mr. Terry Howard, previous project manager, thought “we should be able to work something out.” In good faith, I gave a detailed interview to The Huntsville Times commending TVA/TDEC on their in depth efforts to effect a quality lake for years to come. I see nothing short of a miracle needed to attain a water use facility. Had I known this 5 years ago, I would have been spared a huge amount of time, an awful emotional roller-coaster, and big money which may be difficult to recoup. I feel misled—not intentionally, as these persons have been well meaning and just trying to help. Nonetheless, their forecasts will prove costly to me.

There is no future here for us without a dock, as even now, we cannot get our aging parents down-the-slope-up-onto-the boat operation we presently use. I prefer to sell to a single landuser, rather than a developer. But I may not have the choice. I now have \$350,000 in the property and do not know if, with no water access potential, I will find a single buyer. There is interest in developing my 35 “waterview” acres. Even with no docks, I’m told that because of the flat terrain the easy walk to the water’s edge and good views would attract 15-20 homesite buyers. This degree of physical and human activity would obviously have far greater environmental impact than a single new dock. **Comment by:** Wright, Tom

Response: This request, along with numerous other requests for private water use facilities in Zone 4 areas, have been reviewed by both agencies. In response to public comments, Alternative B has been modified and is presented as Alternative B1 in the Final EIS. This alternative modifies the management strategy on certain specific lands allocated to Zone 4 in the Draft EIS and incorporates a new zone – Zone 8, Conservation Partnership. Please refer to the Final EIS for a more detailed description of Alternative B1 and Zone 8.

Parcel 14

- We feel like the development of Parcel F-14 would reduce the value of our property. Who wants to look out over the water and see houses and docks dotted along the shoreline

instead of beautiful scenery? We request that Parcel F-14 remain undeveloped for residential use. **Comment by:** Moody, Donald and Ann

- *I am against Parcel 14. This area of Tims Ford is already over built (Cline Ridge, Narrows, Leatherwood, Heatherwood, etc.). Wouldn't the state park prefer a view that doesn't have homes?* **Comment by:** Green, John and Louise
- *Highly object to item 14, for safety reasons. It's right in between the narrows, Cline Ridge, Leatherwood, and Heatherwood and right across from the state park. You have got so many boats in there now. I can't see anyway to put some more houses in there with more boats—it's so crowded up there on the weekends—it's dangerous.* **Comment by:** Burgoyne, Caleb
- **Parcel 14** (Jolly's Rock/Wiseman's Branch) 118.6 acres, and **Parcel 36** (Fanning Bend) 204.6 acres, should not be developed since there is already a greater population shoreline density in this area then anywhere else in the remaining shoreline acreage of Tims Ford reservoir. Parcel 42 (Maple Bend) 366.3 acres would be a better choice for residential development and could be substituted for both Parcels 14 and 36 thus equalizing the shoreline residential density in the above described 16.5 mile stretch of the reservoir shoreline. Wildlife habitat within this same 6.5 mile area is already suffering a loss of habitat acreage due to the 18 hole golf course at Wiseman's Bend, and the proposed 100 site RV Park at Big Hollow, and now Jolly's Rock and Fanning Bend Parcels 14 and 36 are to be developed removing another 323 acres that would otherwise be available as wildlife habitat acreage. A quick check of the scoping reports under Pollution (water quality), Recreation Issues (conflicting uses), Safety (crowding issues) more than justify not developing Parcels 14 and 36. It is for the above stated reasons that I am against residential development of Parcels 14 (Jolly's Rock/Wiseman Branch) and 36 (Fanning Bend) as listed and described in Alternative B of the Tims Ford Reservoir Land Management Plan. **Comment by:** Otterbein, W. G.
- *Change for proposed designated use for Parcel 14—After detailed review, the League recommends that Parcel 14 be given a "Natural Resource Conservation" designation. We base this recommendation upon the following facts: the parcel is adjacent to sensitive resource and natural resource conservation lands; is well forested; contains several small openings, which if managed properly could provide exceptional wildlife habitat.; is located directly opposite Tims Ford State Park. Development of this Parcel would further negatively impact the viewshed of the park.* **Comment by:** Tennessee Conservation League

Response: This comment has been noted for the record. In response to public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. One of the modifications involves changing the proposed allocation of Parcel 14 from Zone 7 (Residential) to Zone 4 (Natural Resource Conservation). Additional information about Alternative B1 can be found in the Final EIS.

- *We note that the preferred alternative would result in the development of subdivisions adjoining narrow areas zoned for sensitive resource management (parcels 14 and 36). We feel that the narrow buffer strip offered up as mitigation is totally inadequate to protect the sensitive resources. Adequate mitigation should include a much wider buffer strip, an outright ban on the use of invasive exotic species in the subdivisions, and an enforced ban on pets running loose.* **Comment by:** Tennessee Ornithological Society

Response: Based on the Record of Decision for the Shoreline Management Initiative Final EIS, TVA believes the 50-foot buffer is adequate. TVA's current policy does not allow the planting of invasive exotic plants on TVA property. As a result of public comments, Alternative B has been modified. This new alternative is presented as Alternative B1 in the Final EIS. Under this alternative, the proposed allocation for Parcel 14 would be changed to Zone 4, Natural Resource Conservation. Although we understand your concern about

loose pets, neither TVA nor TDEC has adequate jurisdiction to control pets as you suggest.

Parcel 15

- I feel it is unjust that we have to cease keeping the land between our residence and the lake clear (Parcel 15). We clear approximately 200' in order to maintain the view we had when we purchased this property in 1986, which is taxed as lakefront. It is not only more attractive, it benefits wildlife. Deer, turkey, and other wildlife enjoy grazing there.*
Comment by: Green, John and Louise

Response: Parcel 15 was placed in Zone 3 to protect state-listed rare species, wetlands, and its high scenic qualities. The agencies believe that allowing private access or 'view corridors' is not compatible with protecting these resources.

Parcel 17

- Parcel 17, if I read this correctly will be allowed residential access. I recommend access be granted, subject to restrictions and limitations and that rights to access be paid for by the individual property owners.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under all the alternatives, this parcel is considered for residential access due to the existing private water use facilities and historical permitting practices on this parcel.

Parcel 20

- I own one of the existing leased structures in Parcel 20. I am most concerned about what I am allowed to do under the grandfathering rules. For 14 years, I have been mowing all the shore adjacent to my private property and want to be able to continue that.* **Comment by:** Best, Tom

Response: As described in TVA's Shoreline Management Policy, existing vegetation management practices would be allowed to continue, provided they do not impact sensitive natural resources. Generally, all current permits for improvements on the public shoreline of Tims Ford Reservoir would be 'grandfathered.' This would include mowing to the extent that it is reasonable to provide access across public land to the waters of the reservoir. For more information about vegetation management plans, please contact the Wheeler Watershed Team at (256) 386-2560.

- I recommend major portions of Parcel 20 be planned residential and allowed water access with limitations and that rights to access be paid for by the property owner. This property is accessible, developable and has the potential to produce large additional tax revenue for Franklin County.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Please refer to the parcel description of the Plan for an explanation of the reasons for placing this land in Zone 4. Under Alternatives A, B, B1 and C, additional shore lands elsewhere on the reservoir would be made available for development. Under Alternative C, 112 acres of Parcel 20 are considered developable.

As a result of public comment, all parcels allocated for Zone 4 were reevaluated for dock access. Also, Alternative B has been modified and is presented as Alternative B1 in the Final EIS. Alternative B1 modifies the management strategy on certain specific lands allocated to Zone 4 in the Draft EIS. It also incorporates a new zone, Zone 8 (Conservation Partnership). The primary objective within this new zone is to establish a wider shoreline buffer zone through specific protective easements and shoreline protection partnerships with the adjacent private property owners. TVA may approve requests for limited community water use facilities fronting Zone 8 public lands in exchange for protective easements transferred from private property owners. Parcels 20-1, 20-2 and 20-3 are now in Zone 8. Please refer to the Final EIS for a more detailed description of Zone 8, and Alternative B1.

Parcel 22

- *We purchased two lots (Nos. 3 and 4) that were surveyed by Mr. James Trott and known as the Shasteen Brothers Subdivision properties in September 1990. This property is located above the flood plain adjacent to TVA Marker 8-11, located in Moore County, Tennessee just off Hurricane Creek Road across an arm of Tims Ford Lake and confluent of Hurricane Creek. Prior to the purchase of the lots, Mr. Thomas of TERDA assured us of the approval of lake access and docking privileges and reaffirmed this on several occasions while TERDA/Elk River Development Program was in effect... The lots Nos. 3 and 4 ingress/egress road was completed approximately September 1990. Lake access and docking privileges have been granted to many, many landowners on Tims Ford Lake that were not in a TERDA developed subdivision, one in particular being within three lots (approximately 150 yards) of our property. Comment by: Smith, Bobby Ray*

Response: As a result of public comments, all parcels allocated to Zone 4 were reevaluated for dock access. Also, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Alternative B1 modifies the management strategy on certain specific lands allocated to Zone 4 in the Draft EIS. It also incorporates a new zone, Zone 8 (Conservation Partnership). Portions of Parcel 22 (i.e., 22-1, 22-2, 22-3 and 22-4) are now in Zone 8. The primary objective within this new zone is to establish a wider shoreline buffer zone through specific protective easements and shoreline protection partnerships with adjacent private property owners. In Zone 8 public lands, TVA may approve requests for limited community water use facilities in exchange for protective easements transferred from private property owners. Please refer to the Final EIS for a more detailed description of Alternative B1 and Zone 8, Conservation Partnership.

Parcel 26

- *I recommend major portions of Parcel 26 be planned residential and allowed water access with limitations and that rights to access be paid by the property owners on the exiting developments and future developments. This property is accessible, developable and has the potential to produce large additional tax revenue for Franklin County. Comment by: Franklin County Planning and Zoning Department (Mark H. Dudley)*

Response: Please refer to the parcel description in the Plan for an explanation of the reasons for placing this land in Zone 4. Under Alternatives A, B, B1 and C, additional shore lands elsewhere on the reservoir would be made available for development. Under Alternative C, 86.8 acres of Parcel 26 are considered developable. Please be aware that

Alternative B has been modified and is presented as Alternative B1 in the Final EIS. Under Alternative B1, certain lands allocated to Zone 4 in the Draft EIS were allocated to a new zone, Zone 8 (Conservation Partnerships). The management objective within this new zone is to create a wider shoreline buffer zone through specific protective easements and to establish shoreline protection partnerships with the adjacent private property owners. TVA may approve requests for limited community water use facilities in Zone 8 in exchange for protective easements transferred from private property owners. With this modification, Alternative B1 now places a certain portion of Parcel 26 (which was previously in Zone 4) into Zone 8. This portion is shown as Parcel 26-1 on the map. Additional details about Alternative B1 and Zone 8 are presented in the Final EIS.

Parcel 29

- *Parcel 29, if I read this correctly, will be allowed residential access. I recommend access be granted, subject to restrictions and limitations and that rights to access be paid for by the individual property owners.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under all the alternatives, this parcel is considered eligible for residential access due to the existing private water use facilities and the previous permitting practices on this parcel.

Parcel 30

- *If Parcel 30 is not leased again for a marina, then I recommend that this Parcel be reviewed as potential residential development. As residential, I would recommend access be granted, subject to restrictions and limitations and that rights to access be paid for by the individual property owners.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under all Alternatives, Parcel 30 is zoned for Recreation to reflect existing uses. Because of its topography, it has low suitability for residential development.

- *During the preparation of the Draft Environmental Impact Statement, your organization collected survey data from a large number of citizens and recreational users of Tims Ford Lake. A significant number of those who responded to your surveys expressed a clear need to either maintain or increase those recreational facilities and services listed below:*
 - *Overnight lodging*
 - *Year-round boat ramps with parking*
 - *Dock, piers, and covered boat slips*
 - *Marina areas*
 - *Places to purchase gas for boats*
 - *Clean restrooms*
 - *Restaurants*

All of the above listed recreational facilities and services are available at Holiday Landing & Resort. The owners of Holiday Landing and our many recreational users strongly encourage TVA and the Tennessee Department of Environment and Conservation (TDEC) to retain the Holiday Landing marina facilities at the current location. This marina is important to the overall quality and availability of recreational resources on Tims Ford Lake. This marina has served TVA, the State of Tennessee, our local communities, and recreational users in a very

positive and beneficial way over the past 25 years. In addition, the current operators of Holiday Landing have maintained a cooperative and open relationship with both TERDA and TDEC over the past ten years, which is the duration of their involvement in this marina operation.

A great deal of attention has been given to the Holiday Landing site due to 1997-98 TVA activities associated with locating and repairing a significant leak near the dam. Along with our marina facilities, many other recreational facilities on the lake were either severely degraded or made completely unusable by the extreme water level drawdowns during this activity. In addition, for Holiday Landing this resulted in significant unrecoverable loss of revenue during the two years mentioned.

Approximately 30 years ago, TVA's Land Use Committee studied and deemed that our site was suitable for building a marina. Over this time, Holiday Landing marina site has caused little or no harm to the surrounding land environment and water quality. Thus, it seems most unfair to now decide that this marina site no longer serves the best interest of TVA, TDEC, and the community at large.

We urge TVA and TDEC to allow Holiday Landing to continue its business operation where it is presently located. During the past three years, the owners and management of Holiday Landing have talked with a large number of our recreational users and fisherman who have expressed great concern over this marina being closed down or relocated. All of the recreational users that we have talked with believe that our marina is in an excellent and accessible location.

The owners and many faithful Holiday Landing users would appreciate the above comments being considered by TVA and TDEC during their formulation of the new and comprehensive Tims Ford Reservoir Land Management and Disposition Plan.

If you wish to personally discuss any aspects of this letter please contact me at 770-644-8482(days). Thank you for your consideration. **Comment by:** McCosh, Burl (Holiday Landing and Resort, Inc.)

Response: The marina is a State-owned facility that is operated through a license agreement. Holiday Landing and Resort, Inc. is the current licensee. When State facilities are to be operated through a license agreement, the State is ordinarily required to open the license arrangement to competitive bidding.

As part of the development of the Tims Ford State Park Strategic Management Plan, it is anticipated that there will be a review of whether the current marina location is the most appropriate one. Should the State conclude that the development of a marina at another site is preferable, that may become a long-term goal. In the meantime, the State expects to continue operation at the current location, so services will continue. The current license expires later this year. The licensing for this operation will be open to competitive bidding.

Parcel 31

- *Parcel 31 –What utilities are available to Tullahoma? This property is in the Center Grove-Winchester Springs Utility District.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: The sentence in the parcel description: "This parcel was placed in Zone 7 due to its location, access, topography, and utilities which are available to Tullahoma", has been revised and now states: "This parcel was placed in Zone 7 due to its location, access, topography, utilities, and accessibility to Tullahoma."

Parcel 32

- *Parcel 32 should be considered for a private marina facility. Long term lease to a well capitalized company with performance bonds of adequate amounts to ensure that a first-class facility is developed and maintained.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under Alternative B1, Parcel 32 would become a part of Tims Ford State Park, and its future use would be determined in the strategic management planning process for the Park. Under Alternatives A and C, the parcel would be allocated for recreation, and a marina would be a compatible use. Under Alternative D, the parcel would be allocated as Natural Resource Conservation. Your preference for use of Parcel 32 for a marina is reflected in Alternatives A, B, B1 and C, which will be given consideration in the Final EIS.

Parcel 34

- *Portions of Parcel 34 should be allowed residential access to allow private docks, regulated and limited per the above, with the developer of the private acreage paying for this exclusive access rights. The potential exists for large amounts of additional tax revenue to Franklin County. This portion of Parcel 34 that I am referring to is located between existing residential, proposed residential, and the lake. The Plan lists adjacent residential use as supporting reasons for developing residential uses.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Please be advised that Alternative B was modified and is presented as Alternative B1 in the Final EIS. Additional information about Alternative B1 is presented in the Final EIS. With this modification, portions of Parcel 34 which were previously in Zone 4 are now in Zone 8. These are parcels 34-1 and 34-2. Also, please see previous responses to Comment Category 9 (Satisfied with EIS Draft) and Comment Category 29 (Dock Access/Residential Access).

- *My family has 90 acres at Long Branch Area off Little Hurricane Creek. We would like to build a boat dock, just one would serve our family well. Our place is in green, the natural resource area. This is unfair to have one owners acres, on all sides designated natural resource conservation area.* **Comment by:** Sansom, Lanelle

Response: The comment is noted for the record. Please see the response to the previous comment above.

- *We developed Highland Acres Subdivision in early spring of 1996. We have been writing letters to somebody at TVA ever since asking for boat docks and use of the end of Highland Ridge Road for use for subdivision only to launch boats. We would be happy with just three boats docks permits for lots 4,5, and 6. The man next door to lot 4 has a boat dock. He had his dock 2 years before we developed the subdivision so we thought sure we could someday get boat dock permits. If I had something to trade for permits we would. Our subdivision is in Parcel 34 on Tims Ford Lake.* **Comment by:** Wright, Jerry and Joann (Highland Acres Subdivision)

Response: The area within Parcel 34 (after excluding Parcels 34-1 and 34-2, which are now in Zone 8) was reviewed by the Land Team, and it was determined this area should remain allocated to Zone 4. The use of the road in Parcel 34 by all members of the public as an informal recreation access site is a use compatible with the Zone 4 allocation.

Improvements to this road and surrounding area would not be considered. Existing dock permits in areas allocated to Zone 4 will be grandfathered. However, no new facilities will be considered in these areas.

- North Lakes Estate Development

REC Development, Inc., is the developer of North Lake Estates, and currently owns all of the lake lots located within that subdivision. Any land use plan ultimately adopted by TVA and TDEC will have an immediate impact upon our development.

North Lake Estates is located along the westerly side of Little Hurricane Creek, adjacent to Parcel 34 as described in the Draft Environmental Impact Statement dated October 1999. (Exhibit "C"). Parcel 34 is a 462.4 acre Parcel of land, which is classified as "Zone 4." (Exhibit "D"). There are three agricultural leases on this Parcel. According to the Draft Environmental Impact Statement, this particular Parcel was placed in "Zone 4" to protect wildlife and shoreline vegetation. There are no sensitive resources present in "Zone 4" or within North Lake Estates... Although North Lake Estates does not appear on Table 87 of the Draft Environmental Impact Statement as a private development adjacent to Tims Ford Subdivision, it has existed as a subdivision adjacent to TVA property since final plat approval by the Franklin County Planning Commission. Since its development, North Lake Estates has been unable to sell any of the lake lots, with the inability to obtain dock permits being the single most detrimental factor. Despite the inability to obtain dock permits, and the uncertainty of access to the lake, some of these lake front lots have been appraised by the Franklin County Tax Assessor as having values of \$65,700.00. The inflated evaluations mentioned in the preceding sentence remained even following appeals, and reflect the desperation of Franklin County for tax revenues. Lots in the Tullahoma area of Franklin County, Tennessee, would justify values in that amount only if the lots did in fact provide lake access. Some of the reasons for granting dock permits to North Lake Estates are the following:

1. North Lake Estates is not in close proximity to any other residential development. Highland Ridge, which is a TERDA deeded development that allows individual docks, is the closest development, and it is several miles away by shoreline, being located at the junction of Fanning Bend and Hurricane Creek.
2. Two private subdivisions were developed after North Lake Estates. Neither of those subdivisions is now owned by the original developers, with both having been liquidated under distress sales circumstances. North Lake Estates is the only subdivision denied dock permits which is owned by the original developers.
3. North Lake Estates is one of the few, if not the only residential subdivision located on Tims Ford Lake in close proximity to the Tullahoma area of Franklin County, Tennessee. Many Tullahoma citizens have expressed an interest in acquiring a home on Tims Ford Reservoir. The current site of North Lake Estates was selected primarily because of the interest expressed by the Tullahoma community.
4. North Lake Estates is located within a "Zone 4" area, which by definition provides that there are no sensitive resources present on that portion of the river corridor.
5. The shoreline between North Lake Estates and the Tims Ford Reservoir is a rock shoreline, and is therefore less susceptible to erosion.

CONCLUSION

It is our position that a land use plan should be adopted immediately without further delays. Further delays or uncertainty will place a tremendous economic burden on North Lake Estates, and will adversely affect the economic and community benefits of Tims Ford, which were among the projects' original purposes. Any plan that is adopted, should involve a balancing of economic and community benefit, with the concern for adverse environmental impact. To choose a plan which allows unfettered development without concern for our environment, or to choose a plan which prohibits all development and

docks, would be untenable and totally contrary to the original purposes of the Tims Ford project.

It is our hope that a balanced plan will be immediately implemented, and that the plan will allow for the issuance of limited dock permits, when the environmental impact as a result of those docks is minimized. We believe that North Lake Estates is a residential subdivision which uniquely meets the criteria of providing economic benefit and minimal environmental impact.

It is our hope that a favorable decision will be made in the immediate future. **Comment by:** Hill, Randy J. (North Lakes Estates); REC Development, Inc; Lester, Joe (North Lake Estates); Harton Realty Company

Response: As a result of public comments such as these, Alternative B has been modified. The modified alternative is presented as Alternative B1 in the Final EIS. A discussion of Alternative B1 and a new zone – Zone 8 (Conservation Partnership) is provided in the Final EIS. Also, please refer to responses to previous comments in Comment Category 9 (Satisfied with EIS Draft) and Comment Category 29 (Dock Access/Residential Access).

Parcel 35

- *Parcel 35 should remain a small public access boat ramp, with the addition of restroom facilities into the future development plan.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Under all Alternatives, Parcel 35 would be allocated for recreation. The construction of restroom facilities would be compatible with the intended use of this parcel for recreation.

Parcel 36

- *Hopkins Point Subdivision and other subdivisions now have many vacant lots for residential access. Most vacant lots held by contractors, developers, and speculators. Why open up and destroy natural beauty endangered species in areas like Parcel 36.* **Comment by:** Connelly, Robert G. (Tims Ford Council)

Response: No endangered species were found on Parcel 36 during the field surveys carried out during the preparation of the plan. Under Alternatives A, B, B1 and C, this parcel was considered for Zone 7 because of its location, access, topography, and because it is a platted development previously approved by TERDA for residential development. Consistent with the Shoreline Management Initiative Final EIS, the agencies have proposed opening up additional lands on Tims Ford Reservoir for residential development in order to be consistent with our existing contracts and State legislation. However, in order to reduce potential environmental impacts, we are proposing to entertain requests for community docks for water access rather than granting deeded access rights to individual owners. Under Alternative D, this parcel would be allocated for Natural Resource Conservation, i.e., Zone 4.

- *A major issue exists in the state parks, Tims Ford marina, Hopkins Point, Highlands Ride, Leatherwood, and the planned development of acre 36 on the planned use map. Because of the concentrated, high density of development in this area and the high volume marina boat storage, the water craft traffic is already beyond acceptable, safe usage. Addition of*

36 acres will make the problem much worse for safety and bank erosion. **Comment by:** Daniel, James A.

Response: We are unclear as to which area the comment refers, but believe it pertains to Parcel 36. Impacts associated with recreational carrying capacity are addressed in Section 3.10.2 of the EIS. During high use periods such as weekends and holidays, some overcrowding could occur. TWRA regulates watercraft operation on State waters.

- *I had some concerns with Area 36 on the Tims Ford map. You're showing that as a plot for development, proposed development. It's got 204 acres. My concerns in that particular area were that there is an eagle that flies around in that general area. Also, Goose Island is relatively close to it and there could be some environmental impact there. Mud Island is on the tip of the peninsula of Area 36, which is one of the best fishing spots on the lake that I know of. A development might impact the fishing there, as well. So, I would go with no development in Area 36. **Comment by:** Holmes, Cliff*
- *"B" only if development spread out on rest of lake! Otherwise "D." If more development includes the area of Hopkins Point and Highland Ridge then "NO." As they are completely developed in this central, integral part of the lake traffic flow any added development would be unattractive to the natural beauty... **Comment by:** Linton, J. K.*

Response: We assume both comments refers to Parcel 36, which is known as Fanning Bend. This parcel was placed in Zone 7 because of its location, access, topography, and because it was a platted development previously approved by TERDA for Residential Development.

Parcel 37

- *My home and TERDA approved dock #146 (formerly #92) is located on Parcel 37. They have been there since 1976. I believe this Parcel should be included with the other Parcel in the proposed mitigation measures and the existing water use facility grandfathered. **Comment by:** Shasteen, James E.*

Response: The parcel description has been revised to reflect the existing water use facility. Because this existing facility has been permitted, that permit will be honored, i.e., it will be 'grandfathered.'

Parcels 37, 38, 39, 40

- *I cannot see placing the entire north shore from Big Hurricane to Winchester Springs under restrictions except for Mr. Farris's land (who fought TVA aggressively for what access rights he had). **Comment by:** McClure, Larry D.*

Response: Your comment is noted. Please refer to the response to the preceding comment concerning the creation of a new alternative, Alternative B1. This modification places portions of Parcel 39 (i.e., Parcel 39-1 and 39-2) into Zone 8, thereby allowing community water access if certain conditions are met.

Parcels 36, 44, 46, 51, 52, 66, 75

- *Parcels 36, 44, 46, 51, 52, 66, 75 should be developed for the reasons stated in the Plan. I recommend individual water use facilities to be allowed with regulation/limitation as described previously. This property is accessible, developable and has the potential to produce large additional tax revenue for Franklin County.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: Because multiple parcels are mentioned in the comments, responses are provided below by parcel number.

- **Parcel 36** - Please see the response provided previously for Parcel 36.
- **Parcel 44** - Under Alternatives A and C, this parcel could be considered for Residential Development (i.e., Zone 7). Under Alternatives B, B1 and D, this parcel was allocated as Natural Resource Conservation. The agencies believe that residential development under Alternatives B and B1 is incompatible with the adjacent public use area and the sensitive resources in nearby Parcel 43.
- **Parcels 46 and 51** - Under all alternatives except D, these parcels would be available for residential development. Consistent with TVA's Shoreline Management Initiative Final EIS, the agencies have proposed opening additional lands on Tims Ford Reservoir for residential development in order to be consistent with our existing contracts and State legislation. However, in order to reduce the environmental impacts associated with residential development, we are not proposing to grant deeded access rights to the owners and are instead proposing community docks for water access.
- **Parcels 52 and 66** - These parcels are not considered developable under any of the alternatives in the Draft EIS (see Appendix D in the Draft EIS). Under Alternatives B and D, these parcels were allocated for Natural Resource Conservation. In order to minimize impacts to natural resources on these parcels, individual water use facilities were not considered. Please refer to the responses in Comment Category 29 regarding the creation of Alternative B1. With the creation of Alternative B1, certain portions of Parcels 52 and 66 (i.e., 52-1, 52-2, 52-3, 52-4, and 66-1, respectively) are now in Zone 8, allowing community water-access facilities if certain conditions are met. Additional information about Alternative B1 and Zone 8 can be found in the Final EIS.
- **Parcel 75** - Under Alternatives A and C, 102 acres could be considered developable. Under Alternatives B and D, this parcel was allocated for Natural Resource Conservation.

Parcel 42

- *I recommend individual water use facilities to be allowed with regulation/limitation as described previously. This property is accessible, developable and has the potential to produce large additional tax revenue for Franklin County. TERDA had performed previous studies and had planned, for good reason, to develop this property, known as the Maple Bend property. Buffers should be established for the portions abutting the Sensitive Resource Management Areas to the east and west.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)
- *The Maplebend area is an example. The location is just off of Highway 50 between the Tims Ford State Park and Winchester, and is close enough to the City of Winchester to allow for wastewater treatment. With water quality a main issue, any developable "Residential Access" acreage with treatment available should be included.* **Comment by:** Franklin County Government (Montgomery F. Adams, Jr.)

Response: Additional language has been added to the parcel description in the Land Management and Disposition Plan to further clarify the importance of this parcel remaining allocated to Zone 4, Natural Resource Conservation.

- *There is a parcel of property at the end of Maple Bend Road that has an Eagle's nest in it. I think that this area should be preserved for camping and wildlife.* **Comment by:** Rouse, Marcia

Response: This area is located in Parcel 42 and is allocated for Zone 4, Natural Resource Conservation under Alternatives B, D, and the new Alternative B1. Under these alternatives, development would not be considered and would therefore be compatible with preservation of wildlife habitat and with other purposes such as informal recreation. Park Rangers from Tims Ford Park recently examined this nest and determined it was a hawk's nest. Thank you for your concern.

Parcels 46 and/or 51

- *I would prefer slightly less zone 7 uses when one considers the traffic impacts of Highway 130 and the environment areas. Parcels 46 and/or 51 should be considered zone 4.* **Comment by:** Robbins, Steve

Response: In Table 3.12-2 of the Draft EIS, a 27 percent increase in traffic is projected for Highway 130 under Alternative B. These potential impacts were assessed in Section 3.12.3. Under Alternative B1, a similar 27 percent increase in traffic on Highway 130 is expected. Potential traffic impacts to Highway 130 were determined not to be adverse because the level of service would not be subjected to major change. Additional site reviews were conducted by the Land Team, and both parcels were recommended to remain allocated to Zone 7 for Residential Development.

Parcel 61

- *One change in the public in the last one and one-half years has been driving vehicles of all types through the area [the TVA property between Schwartz Road and Eastbrook Road]. Access has been made in the most dangerous area possible, an area of blind visibility on a main thoroughfare, Eastbrook Road. The public's camping, dumping and other activities has created environmental damage to the area which to restore may result in considerable expenditures. Until the plan has been approved, would it be possible to erect barriers to stop vehicular traffic and prevent further damage and possible injuries?* **Comment by:** Town of Estill Springs (Alderman Robert Dean)

Response: This activity was confirmed on February 3, 2000. The area was posted with signs on February 8, 2000, and the TVA Police will patrol this area in the future. City Hall has been informed of these actions. To report such matters, please contact TVA's Wheeler Watershed Team Office (256-386-2560) or the TVA Police.

- *As an Alderman in the Town of Estill Springs, I have been authorized by the Board to send the enclosed material relating to Parcel #61 for your consideration. You will find this is described on page F-53 of Tims Ford Draft Environmental Impact Statement. The City of Estill Springs requests that a TVA license agreement be consummated with the City for the TVA property between Schwartz Road and Eastbrook Road. The City proposes to improve this land which is adjacent to Tims Ford Lake, to make it more accessible as a natural area with walking*

paths, and broad open areas. Those areas being requested are depicted on the enclosed map. Currently all of this land is administered by TVA; however, it adjoins one parcel which has been previously licensed to Estill Springs by TVA (TER12355DA) and which will be included in the Taylor Creek Greenway and Natural Area. **Comment by:** Town of Estill Springs (Alderman Robert Dean)

Response: Your comment has been noted. The use contemplated in the proposal is compatible with the proposed allocation (i.e., Recreation).

Parcel 71

- It appears that there is no good reason to have the Zone 4 on the area #71 around Bell Acres Subdivision. There are no place for wildlife to go to use this as safe passage. The area is 20 to 50 feet in width depending on slope and has Murray Lake Estates with out safe passage at the south end and has riprap at the north end. Recommend that this area be zoned Zone 7. **Comment by:** Glasner, Glen

Response: This predominantly forested parcel serves many purposes, including providing travel lanes for wildlife. We agree that in some places along Parcel 71, this riparian zone is very narrow and steep, but many birds and small mammals nevertheless utilize these areas. These narrow shoreline corridors serve many purposes. They improve water quality by filtering sediments and pollutants; their shoreline vegetation cools the water temperature and enhances aquatic life. They provide food and shelter for both aquatic and terrestrial wildlife. They also enhance the beauty of the land and retard shoreline erosion. In addition, several wetland areas were identified along the shoreline of Parcel 71. TVA is obligated by federal executive order to protect and preserve wetlands. The allocation of Parcel 71 to Zone 4 was based on all of these factors, not just the importance as a travel lane for wildlife. However, as a result of public comment and additional review of these areas, Alternative B has been modified and a new zone has been developed that would allow for consideration of water use facility access in areas that meet certain criteria. Under this modified alternative, (Alternative B1), portions of parcel 71 (71-1, 71-2 and 71-3) have been placed in Zone 8, thereby allowing community water access facilities if certain conditions are met. Please refer to the Final EIS for more detailed information on Alternative B1 and Zone 8.

- This is in response to the manual regulations being proposed. We purchased two lakefront lots on Tims Ford Lake, Wilder Lane, Parcel #71, last year. There are five lots along this road. One of them has an existing boat dock. What we do not understand is why additional docks cannot be erected. **Comment by:** Hansen, John and Gail
- I would like to get permission to build and construct a small fixed pier at Lot 57 Bell Acres Estate Subdivision. **Comment by:** Parrish, James
- Petition—Bell Acres Subdivision
Enclosed you will find a petition of the residents of Bell Acres Subdivision. This area is in Zone 4 – Natural Resource Conservation. There is only approximately a fifty-foot area that is zoned and we the people of Bell Acres Subdivision feel that this area should be deleted from this zone and should have the right to construct boat docks and other water-use facilities. Your prompt response in this matter will greatly be appreciated. If you have any further questions please do not hesitate to call.

PETITION OF THE RESIDENTS OF BELL ACRES SUBDIVISION

We, the residents of Bell Acres Subdivision, in Winchester, Tennessee, sign this petition to request that Tennessee Valley Authority allow us the opportunity to obtain permits for construction of boat docks, boat houses, and other water-use facilities, as has been provided to other residences located on Tims Ford Lake in Franklin County, Tennessee. We believe that we are being unfairly discriminated against due to the refusal of the Tennessee Valley Authority to issue permits, or otherwise grant permission for the construction of boat docks and other water-use facilities on the lake adjoining our properties in Bell Acres Subdivision.

Response: In response to public comments such as these, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Please see the previous response to comments in Comment Category 9 and Comment Category 29. Also, additional information about Alternative B1 and a new allocation zone, Zone 8, is presented in the Final EIS.

- I realize rules must be established and enforced to protect Tims Ford and I have no problem with that as long as they are established/enforced fairly and equally. I guess this is where TVA/TDEC and myself begin to disagree on some things and that's what this letter is about. We bought our lot in October 1997 and started our house in March 1998. We knew at that time no dock privileges came with this property but were told by TVA that it may be granted sometime in the future. What we didn't know was that we had no rights at all to do anything on TVA property adjoining our property. We were never told this until sometime during the summer of 1999. I was told the grass I had planted on TVA property and the rip-rap that I paid for all to prevent erosion on TVA property were encroachments. I honestly thought I was doing the right things because I had observed this in other subdivisions. Later while studying the Impact Statement I find out part of TVA property adjoining our lot was zoned sensitive because of Indian Artifacts. I personally feel TVA has a problem with Bell Acres subdivision and I don't understand why! Comment by: Spaulding, Charles*

Response: You are correct in your understanding that TVA was not permitting construction of new water use facilities pending the completion of the Tims Ford Plan by TDEC and TVA. Unfortunately, you did not realize that TVA approval is required for any structures or appurtenances (including boat docks and riprap) that may affect flood storage, navigation, etc. Likewise, use of TVA property for private purposes is also subject to TVA approval. Actions on TVA property that have not been expressly approved by TVA are considered encroachments. We request that you please contact the Wheeler Watershed Team Office at 256-386-2560 to discuss this situation. The Team is willing to work with you to resolve this issue. Also, please be advised that a new alternative has been developed that would allow community docks in specified areas in exchange for shoreline conservation considerations by adjacent landowners. Please refer to the Final EIS for details on this new alternative.

- Why was Bell Acres never considered for any residential access? Bell Acres was developed in my opinion in a very environmentally friendly way.*
 - A) Sewer system not septic tanks were used for waste disposal.*
 - B) All drainage ditches were rip-rapped to prevent erosion.*
 - C) Curb streets which also help prevent erosion. The developers didn't have to do these things!***Comment by:** Spaulding, Charles

Response: Development of Bell Acres Subdivision included various environmental features that you mentioned. The developers of Bell Acres subdivision were not provided with deeded access rights when the property was acquired. Consequently, subsequent landowners do not possess deeded access rights. The existing water use facility is not a

part of the Bell Acres Subdivision and existed prior to the sale of this property to the developers. Portions of TVA public land fronting Bell Acres were placed in Zone 3, Sensitive Resource Management, to protect sensitive resources. All project lands, including the land fronting Bell Acres subdivision were evaluated for varying uses including potential for residential development and for residential access to allow private water use facilities.

- *Why are privately developed subdivisions treated differently than TVA/TDEC/TERDA subdivisions?* Comment by: Spaulding, Charles

Response: The distinction between TERDA-developed subdivisions and privately-developed subdivisions is that property owners in TERDA-developed subdivisions have deeded lake access rights. These rights allow access across public land below the 895 contour for the purpose of constructing private water use facilities. These property owners purchased the access rights with the lots. Privately-developed subdivisions are backlying subdivisions (located on private property) wherein the developers did not acquire deeded access rights. Allowing access to construct private water use facilities from private subdivisions was a practice that TERDA applied on a case-by-case basis.

- *Why is TVA land set aside for residential development in the Draft Proposal getting dock access (i.e., community docks, etc.)?* Comment by: Spaulding, Charles

Response: Under Alternative B, six parcels are proposed for residential development, and there are five proposed for residential development under Alternative B1. Of these parcels, which comprise a total of 816.0 acres, only 387.6 acres are TVA land. The parcels proposed for new residential development will have deeded access rights. However, these access rights will be limited to community water use facilities.

- *I think this is a misuse of power by TVA. After all TVA condemned this property during the development of Tims Ford and compensated the property owners very little. Now TVA is padding their pockets by increasing the value of this property with dock privileges.* Comment by: Spaulding, Charles

Response: Your comment has been noted.

- *Why is this property more suitable for dock access than any other privately developed subdivision?* Comment by: Spaulding, Charles

Response: The TVA and TDEC lands were screened using the development potential model criteria outlined in Appendix D of the Draft EIS. The tracts designated for residential development were carefully evaluated for potential environmental impacts and suitability with the surrounding topography, amount of public land present, previous permitting practices, and proximity to utilities. Presence of any sensitive resources, including cultural resources were factors in deciding which lands could be developed without potential adverse impacts. Sensitive resources were identified in numerous areas around the reservoir. The criteria for acquiring dock access (i.e., deeded access rights) by backlying residential property owners have been addressed in various previous responses.

- *Also it seems odd that no Indian Artifacts or endangered species were discovered on this property or for that matter on any other old TERDA subdivisions.* Comment by: Spaulding, Charles

Response: A cultural survey was conducted by TDEC archeologists as part of the planning effort. Likewise, TVA staff biologists conducted surveys for other sensitive resources such as rare plants and animals and wetlands. If sites were found, they were placed in Zone 3 (Sensitive Resource Protection) and considered unsuitable for development.

- *As I said before I know rules must be established but I just don't think these rules are fairly distributed. TVA seems to be against any private developments. Now having said that here is my proposal for Bell Acres Subdivision.* **Comment by:** Spaulding, Charles

Response: The agencies share your concern about the fairness of rules. Neither agency is opposed to private developments. Your comment is noted for the record.

- *1st Choice: Shared Docks-There are approximately 30 lots adjoining TVA property with no residential access. If docks were placed on property lines with 1 slip per lot this would require only 15 docks. I would be in favor of strict rules regarding maintenance of all docks.* **Comment by:** Spaulding, Charles

Response: In an effort to minimize potential impacts from residential development, TVA and TDEC are considering only community water use facilities for all new residential areas.

- *2nd Choice: Community Dock/Launching Ramp - TVA could grant access for a community dock. Some TERDA subdivisions have both private docks and a community ramp (i.e. Hopkins Point).* **Comment by:** Spaulding, Charles

Response: Alternative B has been modified in response to public comments, and the revised alternative is presented as Alternative B1 in the Final EIS. Please refer to the Final EIS for a detailed description of Alternative B1 and the new Zone 8. Requests for community docks would be entertained under this new alternative if certain criteria are met.

- *Bell Acres needs permission for rip-rap. Everywhere I see erosion there is no shoreline protection. I see no erosion in subdivisions with rip-rap (i.e., Hopkins Point, Lee Ford, Waters Edge).* **Comment by:** Spaulding, Charles

Response: In cases where erosion is extreme and TVA deems it suitable, a permit could be issued for placement of riprap along the shoreline regardless of whether or not the landowner possesses the necessary rights. TVA can consider requests from adjoining property owners who wish to partner in protecting eroding shorelines. Riprap can be an effective shoreline protection measure. Likewise, in many places, allowing the growth of adequate natural shoreline vegetation can protect the bank from erosion and also provide multiple benefits such as enhancing fish and wildlife habitat and improving visual quality.

- *In closing I would like to say this has been a stressful situation for myself and I'm sure for the employees of TVA/TDEC. I consider myself a reasonable person and I'm sure we can co-exist on Tims Ford. I look forward to working with TVA to resolve any problems we currently have. I would like to meet with the TVA people at Bell Acres to discuss my personal situation. Resolution of any encroachments I have is of utmost importance to me. As I said my family enjoys Tims Ford and we want to have a good understandable, long lasting relationship with TVA. We also look forward to enjoying Tims Ford for many years to come and plan on doing our part to ensure that its here for future generations. If there's anything I can do please call. Below are phone numbers and addresses I can be reached. Thanks for hearing me!* **Comment by:** Spaulding, Charles

Response: Thank you for your comments. They have been noted for the record.

Parcel 73

- *For portions of Parcel 73, along Riva Lake Camp, I recommend individual water use facilities to be allowed with regulation/limitation as described previously. This property is accessible, developable and has the potential to produce large additional tax revenue for Franklin County.* **Comment by:** Franklin County Planning and Zoning Department (Mark H. Dudley)

Response: The Land Team reviewed this parcel during another site visit and consequently placed part of Parcel 73 (i.e., Parcels 73-1 and 73-2) into Zone 8 under Alternative B1.

Parcels 79, 79A, 79B

- **Winchester City Park**—After careful consideration, the League recommends that Parcels 79, 79A, and 79B be put into a designation compatible with the creation of a greenway and nature park for the city of Winchester, Tennessee. The field identified in Figure 1 could be purchased with proceeds from the sale of ex-TERDA lands. This additional acreage would be ideal for the location of greenway trails, a nature park and other recreational pursuits. Further, a greenway buffer should be included along parcels 78 and 81. Narrow parcels near residential areas, such as 84, 84A, 54, and 54A could accommodate greenways as well as water use facilities. Greenways and nature parks are increasingly popular and affordable amenities counties can provide their citizens. They are also valuable tools for preserving water quality. **Comment by:** Tennessee Conservation League

Response: The request received from City of Winchester concerning the city park has been incorporated. This use is compatible with the zone allocations for Parcels 79 (Recreation), 79a (Natural Resource Conservation), and 79b (Industrial/Commercial Development). If a request is made, the agencies could consider a contiguous greenway connecting Parcels 79, 79a, 79b and 81. Parcel 54A does not exist. Parcels 84, 84A, and 54 were allocated to Zone 7 (Residential Access), due to existing private water use facilities and previous permitting practices. According to the Land Use Zone Definitions (see page F-29 in the Draft EIS), greenways are not a compatible use within Zone 7.

Parcel 79B

- *It seems odd that the industrial commercial use identified for Parcels 78, 79B, and 83 are all concentrated on one peninsula. In effect 1% of the land use is inordinately concentrated. It would seem that 83 and 78 are logical, industrial/commercial sites but 79B would be better suited to recreational (including marinas) educational, or camping.* **Comment by:** Panzarella, Philip P.

Response: Under Alternatives A, B, B1 and C, Parcels 78 and 79B are assigned to Zone 5 (Industrial Commercial). This zone allocation was due mainly because of their location and anticipated demands for commercial sites. Parcel 83 is allocated for industrial use under all alternatives in order to accommodate existing uses. Because of the size and terrain constraints, the potential types of industrial and commercial development would be limited.

- *The Foundation for Educational Excellence, Franklin County, Tennessee, has made a request for Parcel #79B to be used to construct a two-year community college/technology learning center. This would be ideal as it would serve for the betterment of all citizens from the original TERDA counties.* **Comment by:** Huerkamp, Henry (Franklin County Industrial Development Board); Taylor, Judy (Franklin County Chamber of Commerce); Bowling, Janice
- *Our site committee has reviewed several sites and we all agree that this is the site with the most potential for growth and expansion as the various needs arise in Franklin County. We realize that you have considered all different attributes of the property and those requesting the land.* **Comment by:** Foundation for Educational Excellence (FEE)

Response: These comments have been noted. Generally, these requests are compatible with the allocation of Parcel 79B. Specific requests will be considered when the plan is adopted.

- *I would ask that Parcel 79-B, along and near Dry Creek and State Highway 50 be set aside for use as a community based higher education facility location.* **Comment by:** Franklin County Government (Montgomery F. Adams, Jr.); Watson, Tom G.; Panzarella, Philip P.

Response: This comment has been noted.

- *The F/C Recreation Committee would like to support "Alternative B" and your suggestion that Parcel #79 should be expanded further to its full potential of "high use recreation activities." Currently F/C recreation is limited in expansion with lease restrictions and have long range plans to expand with adding concessions, extending beach, building, walking and bike trails, etc. Parcel #79 would be perfect.* **Comment by:** Cowan, Honorable Ronnie O. (Franklin County Recreation Committee)

Response: Your comment is noted.

Parcel 80

- *We attended the public open house on November 30, 1999 and were surprised to find that the land between our property line and the lakeshore was proposed "recreation." The area in question is the Eastern-most portion of parcel #80. We would prefer that this narrow parcel of land fronting our house (approximately 150') be zoned as Natural Resource Conservation.* **Comment by:** Foster, Graham and Eva

Response: The allocation of this section of Parcel 80 was reviewed and reconsidered. Due to the backlying property use, this section of Parcel 80 has been reallocated to Zone 4 in the Land Plan. This section will be included with the adjacent parcel to the east (i.e., Parcel 86), which is also allocated as Zone 4.

Parcel 81

- *I have also, within the last couple of months, purchased property that's described as, I believe R.H. Whitman, which is further to the left looking North on the map. I don't know if that's, I guess that's downstream. It looks like it might already be dock property. If not, I would like the option there also. And I would also like that extended. Although it may be but it looks like it's actually part of Parcel 86 but if it goes across the lake, it looks like that we*

could have docks there, although I can't see the yellow marking on my map. But it's across from Winchester Village there. I think it's probably more easily identified on the map the gentlemen showed me as being R.H. Whitman, I'd like it down there, too. **Comment by:** Ewell, Gerald

Response: After checking TVA map records and city street maps, we believe the comment refers to Parcel 81.

Please be advised that as a result of public comments, Alternative B was modified and is presented as Alternative B1 in the Final EIS. Also, a new allocation zone, Zone 8 (Conservation Partnership) has been established. Under this alternative (i.e., Alternative B1), portions of Parcel 81 (81-1) is now allocated to Zone 8, allowing community water-use facilities if certain conditions are met. Please refer to the Final EIS for a discussion of this alternative. Under Alternative B1, TVA would consider requests for community docks along certain narrow shoreline areas formerly assigned to Zone 4.

Parcel 88

- I would request that you extend the dock area to include my property. I am the owner of the parcel that they have told me is part of Parcel 88, which would be, I guess, West and North of Dinah Shore Boulevard, which would be slightly south of what's been described to me as the cut line of Parcel 87. I would request that that cut line be moved down to my property, such that I could construct a dock from that property. There are docks within sight of my property.*

But there's just a slight gap between the bridge and where the docks begin. And I would just like the availability of a dock down on my property, which would entail moving that cut line slightly East or South or Southeast, I guess probably 200 feet. I can't see how that would hurt the aesthetics since I can see docks within sight of my property. It is located just downstream on Dinah Shore Blvd. It is within sight and probably 300' of existing docks and is more integrated with the areas already identified with dock construction than anything else.

Comment by: Ewell, Gerald

Response: In response to public comments such as yours, all parcels allocated to Zone 4 were reevaluated for dock access. Also, Alternative B has been modified and is presented as Alternative B1 in the Final EIS. The management strategy for certain specific lands previously allocated to Zone 4 in the Draft EIS is modified under Alternative B1. This alternative also incorporates a new allocation zone – Zone 8 (Conservation Partnership). The primary objective for creating this new zone is to establish a wider shoreline buffer zone through specific protective easements and shoreline protection partnerships with the adjacent private property owners. Under Alternative B1, TVA would consider requests for limited community water use facilities in Zone 8 in exchange for protective easements transferred from private property owners. Portions of parcel 88 (i.e., 88-1 and 88-2) have been placed in Zone 8, thereby allowing water access facilities if certain conditions are met. Please refer to the Final EIS for a more detailed description of Zone 8 and Alternative B1.

Zone 4

- According to the recent land use proposal, the property contiguous with our acreage would be Zone 4—natural conservation (Parcel 8). We believe that Zone 7 would be the correct “grandfathering” category. **Comment by:** Smith, Martha P.; Smith-Howard, Melanie

Response: Please be advised that Alternative B has been modified and is presented as Alternative B1 in the Final EIS. Modified Alternative B1 places portions of previous Parcel 8 (8-1 and 8-2) into Zone 8. Community water access may be allowed if certain criteria are met. Please refer to the Final EIS for a more detailed description of Alternative B1 and the new Zone 8, Conservation Partnership.

Zone 5

- On page F-61 under parcel 79B, it states that the parcel has been assigned to Zone 5 “Industrial/Commercial Development.” It goes on to further state that “future uses such as educational facilities and supporting structures as defined in zone definitions for Zone 5 in Table 2” is the intended use for this parcel. Referring to Table titled Land Use Zone Definitions found on page F-28, which I assume is what was referred to as Table 2 on page F-61, it states that types of development that can occur on this land are: Business Parks, Industrial Access, Barge terminal sites, Fleeting areas and minor commercial landing... where does it state in the definitions that educational facilities, which I agree would be both an excellent use of the parcel as well as an environmentally responsible use of the parcel is allowed? If it is included I think it should be made more obvious, if not, it should be included... The other uses in the definition such as: Business parks, Industrial access, Barge terminal, Fleeting areas, etc., do not appear to be environmentally responsible. **Comment by:** Panzarella, Philip

Response: Under Alternatives A, B, B1 and C, parcels proposed for allocation to Zone 5 would have limited industrial use because of the lack of navigation access for industry. Likewise, there are size and terrain constraints. Compatible industrial/commercial uses for Tims Ford Reservoir include business parks and minor commercial landings. In this case, education facilities were considered to be comparable to business parks due to similar impacts that both might have.

- There is another issue which, as a resident of a TERDA development, I think is very important. There is an implied trust which now resides in TVA and TDEC to do nothing which would result in the diminution of property values and aesthetics of the lake environment. Those of us who live on the lake now had an implicit (although unofficial) understanding with TERDA that there would be no developments which would detract from the value of our property nor from the aesthetics of the lake environment which caused us to build there in the first place. TERDA honored this trust in the past, and TVA and TDEC should honor this trust now. There is no place on the lake for industrial uses. Recreational uses should be compatible with existing residential developments. The fact that Winchester permits a race track to exist in the middle of town shows that local officials cannot be entrusted with this responsibility. In the past, TERDA turned down requests for land for a shooting range, landfill, and an amphitheater for rock concerts on the basis of compatibility with adjacent residential areas. This trust now resides with TVA and TDEC, and both agencies should remain diligent that the trust is maintained. **Comment by:** McGuire, Michael E.

Response: The agencies recognize the value of public trust and have developed a plan that balances the aesthetic and economic values with environmental protection. The

proposed industrial uses for this plan include environmental education facilities and an area suitable for the manufacture of water use facilities. Recreation allocations were made in areas with existing recreation uses and in certain areas to accommodate expansion of existing camping and marina facilities.

Zone 7

- *I would prefer slightly less Zone 7 uses when one considers the traffic impacts of Highway 130 and the environment in these areas.* **Comment by:** Robbins, Steve

Response: As described in Section 3.12 of the Final EIS, the maximum traffic increase under any of the alternatives is 41 percent. Traffic increases would occur slowly over a long period of time. Thus, traffic conditions would not change suddenly and would not be perceived by the user as changing significantly.

- *With the limited additional residential development (Zone 7) allow individual docks. These areas will not adversely affect the lake or the environment.* **Comment by:** Hurst, Hugh

Response: In order to reduce potential environmental impacts associated with residential development, we are proposing community docks for water access instead of granting deeded access rights to individual landowners.

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